

INDUSTRIAL UNIT FOR SALE WITH SECURE YARD



**FOR
SALE**

**Unit A10 , Greenway Business Park, Great
Horwood, Milton Keynes, MK17 0NP**

5,820 Sq Ft (540.68 Sq M)

Industrial

- Full height main loading door
- 2/3 person office with good natural light & facilities
- High bay sodium lighting
- Small secure yard adjoining property
- Mezzanine store
- Oil fired space heating
- Eaves height 3.4m, Ridge height 6.35m
- 100 Amps per phase & busbar
- Kitchenette & 2x WC's
- Solid concrete floor



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Location

Greenway Business Park is located around 1 mile south of Great Horwood & 2 miles north-west of Winslow. Aylesbury is around 14 miles distant, Oxford 13 miles & Milton Keynes 10 miles. The site is located on the B4033 leading to the A421 just 1 mile to the north. The A421 connects with the M1 & M40 via Milton Keynes & Buckingham respectively.

Description:

The property forms half of a steel portal framed industrial unit with block infill, constructed/refurbished around 15 years ago by developers. The building benefits from 10/12 on-site car spaces, secure yard, full height loading door, Mezzanine store & offices. A monthly service charge is payable at £260 plus VAT. Offers sought in the region of £475,000 (No VAT)

Accommodation:

Description	Floor area
Warehouse/industrial unit	4,625 Sq Ft (429.66 Sq M)
Steel structured mezzanine	1,195 Sq Ft (111.02 Sq M)
Total	5,820 Sq Ft



Price:

£475,000 Long Leasehold

Business Rates:

Rateable Value £22,000

EPC:

TBC

Tenure:

Long leasehold interest 125 year lease with 114 years remaining at no ground rent.

Legal Costs:

Each party to be responsible for their own legal costs involved in the transaction.

Contact

For further information or to book a viewing please contact



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