

RECENTLY
REFURBISHED
& IMMEDIATELY
AVAILABLE

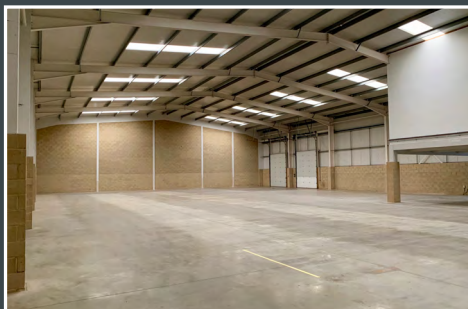
UNIT 4 *io* centre

STONEBRIDGE • MILTON KEYNES • MK13 0AT



MODERN REFURBISHED WAREHOUSE UNIT
TO LET

• 2 LOADING DOORS • FIRST FLOOR OFFICES • 7.5M EAVES HEIGHT • 3 MILES FROM CENTRAL MILTON KEYNES



LOCATION

The IO Centre sits in Stonebridge, a commercial area close to Wolverton and New Bradwell. The A5 is 2 miles away, Central Milton Keynes is 3 miles away and M1 Junction 14 is 6 miles away. Wolverton train station sits on the London Euston – Birmingham New Street line and is served by London Northwestern. Wolverton has a typical journey time of 50 minutes to London Euston.

SPECIFICATION

- 7.5m eaves height
- First floor offices with a suspended ceilings
- CAT II lighting
- Electric heating
- Two electronically operated up and over loading doors
- Forecourt parking
- Mains gas and a three phase power supply
- The unit has been refurbished
- Immediately available on a new lease

ACCOMMODATION

The areas below are measured on a Gross Internal Basis.

Ground Floor Warehouse 12,205 sq ft (1,133.9 sq m)

First Floor Offices 1,329 sq ft (123.5 sq m)

TOTAL 13,534 sq ft (1,257.4 sq m)

TENURE

The property is offered on a new lease at an initial rent of £105,000 per annum.



DISCLAIMER: The Agents for themselves and for the vendors or lessors of the property whose agents they are give notice that, (i) these particulars are given without responsibility of The Agents or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) The Agents cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of The Agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on the purchase price and / or rent, all figures are exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) The Agents will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. 03/19



SERVICE CHARGE

A service charge is in place for upkeep of the common areas. A copy of the budget is available upon request.

VAT

All figures quoted are plus VAT at the appropriate rate, where applicable.

EPC

Unit 4 falls within Band C and has an EPC asset rating of 55.

RATEABLE VALUE

The property has a Rateable Value of £70,500 within the 2017 Rating List. Please note this is not the rate payable.

Further information is available from www.tax.service.gov.uk

VIEWING

By prior appointment through the joint sole agents:

Jamie Catherall

Dan Jackson



jamie.catherall@dtre.eu



djackson@adroitrealestate.co.uk