




Wolverton - MK12 5PZ

Reference number: **WOL06001**



 Size: 467,000 sq ft (43,385.7) sq m

 Location: Buckinghamshire

 Rent: Bids Invited

 Type: Rail Freight Sites

 Under Offer

 Local Authority: Milton Keynes

 Deposit: TBC

Property Description:

Network Rail is inviting expressions of interest for the site located Colts Holm Road, Wolverton, MK12 5PZ. The site consists of approximately 9-10 acres of uneven mainly overgrown land (likely to be split between two users) which includes approx 280m of siding for loading/unloading. The access road takes you up to the sidings and part of the land that sits at a higher level than a large part of the site. The site is currently vacant but there are two important factors to be aware of:- The parcel of land on the corner of Colts Holm Road is being disposed of as part of Project Condor (the sale of Commercial Estate assets). There is a clause in the sale that allows NR to buy back this parcel of land if needed. Further details to follow. Access into the site is off Colts Holm Road where Milton Keynes Development Corporation (part of Milton Keynes Council) own a strip of land fronting the entrance. Therefore, this has become a ransom strip. Discussions are underway with MKDC/MKC - Further details to follow. Milton Keynes Council have an aspiration to use part of this site for an anaerobic digester in conjunction with their waste facility across the road. This is being considered as part of a joint use site and is a focus for the discussions with MKDC/MKC regarding the ransom strip to open up the site. Entrance to the site is via Colts Holm Road, off Old Wolverton Road with an appropriate amount of space available for large vehicle access. Surrounded by mainly industrial uses the site poses a good opportunity for a freight user.

Key Details:

- Total of approximately 9 to 10 acres of land
- Trains of circa 345m including loco could potentially be accommodated
- Vacant site
- Ransom strip to be taken into consideration
- Purchase of additional parcel of land to be taken into consideration

Location Description:

This site is located just north of Wolverton Station and approximately 8 miles from the M1 motorway providing good access to the north or south.

Tenancy Agreement:

Available on Network Rail Property's Standard Tenancy Agreement. The Code of Practice on Commercial Leases in England & Wales strongly recommends you seek professional advice before signing a business tenancy agreement.

Solutions RPI:

Solutions RPI 0%

Property Insurance:

Tenant to insure

Costs:

TBC

Contact:

Peter Elliman

Disclaimer:

Network Rail give notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements of fact, and that they do not make any representation or warranty whatsoever in relation to this property.

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