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**5-6 WATERSIDE PARK | OLD WOLVERTON
MILTON KEYNES | MK12 5NP**

INDUSTRIAL/WAREHOUSE PREMISES FOR SALE

3,713 - 14,100 sq ft / 345 - 1,310 m²

- Freehold industrial/warehouse premises
- Close to A5 and major urban grid roads
- 4 loading doors
- 1st floor office accommodation
- 28 car parking spaces and 2,000 sq ft additional external storage land
- 3-phase electricity supply
- FOR SALE as a whole or as individual units from 3,713 sq ft

Location

Waterside Park directly accessed from Old Wolverton Road, which is the main road between the V6 Grafton Street and V5 Great Monks Street urban grid roads in the North West quadrant of Milton Keynes. Old Wolverton is the principal industrial estate in this part of MK and is home to a number of major occupiers including BSH Home Appliances, WH Barley, Hanson, Travis Perkins, Howdens and GEA Group.

Description

Units 5-6 Waterside Park is a steel framed industrial/warehouse premises with a reinforced concrete floor slab and brick clad elevations.

The industrial/warehouse area has a minimum internal eaves height of 5.0m, 3-phase electricity supply, heating and lighting and four roller shutter loading doors measuring approximately 4.5m x 4.0m. There are office, kitchen and toilet facilities.

The freehold title of the property includes approximately 28 car parking spaces, a concrete surfaced area measuring approximately 20.0m x 10.0m suitable for external storage or additional vehicle parking and the use of a shared service yard.

The property is presently used for single occupation but is capable of subdivision into three individual units, each with own toilet facilities, service doors and electricity supply.

Specification

- Industrial/warehouse premises with internal minimum clear height of 5.0m
- 28 car parking spaces, additional storage land and shared service yard
- Office, toilet and kitchen facilities
- Major industrial estate location
- 4 loading doors and 3-phase electricity supply

Sale Terms and Tenure

The freehold interest in the property is available for sale at a price of £1,150,000 exclusive.

Consideration will be given to selling individual units on the following sale terms.

Unit 5a Waterside Park £350,000 exclusive

Unit 5b Waterside Park £350,000 exclusive

Unit 6 Waterside Park £550,000 exclusive

Estate Service Charge

There is an estate service charge payable as a contribution to the maintenance and management of common parts of the estate, based upon floor area occupied as a proportion of the total estate floor area.



Business Rates

	Rateable Value (2017)	Estimated Rates Payable (2018/19)
5-6 Waterside Park	£30,750	£15,160

Floor Areas

	Gross Internal floor area (m ²)	Gross Internal floor area (sq ft)
Unit 5a	345	3,713
Unit 5b	345	3,713
Unit 6	620	6,674
TOTAL	1,310	14,100

EPC

The property has an EPC Asset Rating of D(88).

Viewing and further information:

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