



Canon
INDUSTRIAL PARK

Units 3b & 3c

DEANS ROAD

Old Wolverton, Milton Keynes MK12 5NA

Units from 8,556 – 17,212 sq ft (795 – 1,599 sq m)



TO LET

3b & 3c, DEANS ROAD

Old Wolverton, Milton Keynes MK12 5NA



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INDUSTRIAL PARK

DESCRIPTION

The Deans Road units are terrace industrial/warehouse properties with potential for trade outlet use (subject to any necessary planning approval).

Units 3b and 3c comprise two adjoining warehouse/industrial terrace units benefiting from prominent main road frontage onto the Old Wolverton Road.

Internally each property provides modest office accommodation with open-plan column free warehouse space accessed from a service yard to the rear. The minimum internal eaves height for each ranges from 5 – 5.4m extending to 6.6m at the apex. The units are available individually or combined.

Existing occupiers in the area include Travis Perkins, Howdens Joinery, Fast Fit, Jewsons, Motor-Serv and Thrifty Vehicle Rentals.

SPECIFICATION

The units have broadly the same specification and amenities:

- Main road frontage onto Old Wolverton Road & Deans Road
- Minimum eaves height 5.0 - 5.4m
- Full height roller shutter doors 4.4m wide x 4.4m high
- Lighting and heating (see individual unit specification)
- Single and three phase electricity
- Ground floor offices and WC's
- Loading canopies to rear loading door

LOCATION

Milton Keynes is located midway between London and the Midlands and accessed from both junctions 14 and 13 of the M1 Motorway. The A5 also dissects the town.

Canon Industrial Park is located on the established Old Wolverton employment area in Milton Keynes approximately 3 miles north west of the town centre and 6.5 miles from junction 14 of the M1 Motorway. The Abbey Hill interchange of the A5 dual carriageway is approximately 2 miles away. Access around Milton Keynes is excellent using the comprehensive grid road system.

TERMS

The units are available to let on new leases.

EPC

The property has an EPC rating of C - 75.

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AVAILABILITY

The following are approximate gross internal areas:

Unit 3B	8,556 sq ft	(795 sq m)
Unit 3C	8,656 sq ft	(804 sq m)
TOTAL COMBINED	17,212 sq ft	(1,599 sq m)



VIEWING AND FURTHER INFORMATION

For viewing and further information, please contact the joint sole agents:

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