

**3B**

# CANON INDUSTRIAL PARK

3B DEANS ROAD

OLD WOLVERTON | MILTON KEYNES | MK12 5NA

**COMPREHENSIVELY  
REFURBISHED**



**TO LET**

**HIGH QUALITY INDUSTRIAL /WAREHOUSE UNIT WITH YARD**  
**8,556 FT<sup>2</sup> (794.85 M<sup>2</sup>) APPROX.**

## 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.

## DESCRIPTION

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

Unit 3b comprises a mid terrace industrial / warehouse unit providing clear span accommodation with a small office reception and WC block. Commercial access is via a rear service door which benefits from an enclosed service yard. Internally the property affords a minimum loading height of 5m to 5.4m and a full height loading door measuring 4.4m wide by 4.4m high.

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



## SPECIFICATION

- **Comprehensively refurbished**
- **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**
- **New PIR LED lighting to warehouse and offices**
- **Single and three phase electricity**
- **Ground floor offices and WC's**
- **Loading canopies to rear loading door**

## ACCOMMODATION

The following are approximate gross internal areas:

**Unit 3B 8,556 sq ft (794.85 sq m)**

## RENT

£62,000pa + VAT.

## EPC

The property has an EPC rating of C-75.

## VIEWING

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



 **louch shacklock**  
**01908 224760**  
[louchshacklock.com](http://louchshacklock.com)

**GRAHAM YOUNG**  
graham@louchshacklock.com

 **Kirkby Diamond**  
**01908 678800**  
[www.kirkbydiamond.co.uk](http://www.kirkbydiamond.co.uk)

**LUKE TILLISON/ NICK BOSWORTH**  
luke.tillison@kirkbydiamond.co.uk  
nick.bosworth@kirkbydiamond.co.uk