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5 FITZHAMON COURT | WOLVERTON MILL | MILTON KEYNES | MK12 6LB

INDUSTRIAL/WAREHOUSE PREMISES TO LET 6,125 SQ FT / 569 M²

- Detached modern industrial/warehouse premises
- Steel framed construction with minimum eaves height of 6.5m
- Heating and lighting to the warehouse/production area
- Ground and first floor office accommodation
- Large secure and fenced service yard
- 3-phase electricity supply
- 10 private car parking spaces



Location

Wolverton Mill is a well-established and popular industrial and office park located in the North West quadrant of MK approximately 1 mile equidistant of the historic towns of Wolverton and Stony Stratford which were both incorporated within the New Town boundary upon its designation in 1967. Wolverton Mill is accessed from two of the town's urban "grid roads" H1 Ridgeway and V5 Great Monks Street. The A5 junction at Abbey Hill is 1.5 miles to the South and Junction 14 of the M1 is 6.5 miles to the East.

The property is situated at the southern end of Fitzhamon Court, which leads directly to Featherstone Road which is the main estate road through Wolverton Mill and connects with H1 Ridgeway.

Description

5 Fitzhamon Court is a detached warehouse/light industrial building on a securely fenced and gated site shared with one other neighbouring industrial/warehouse building. Construction of the property was completed in 2004. The property is of steel portal frame construction, with elevations clad in micropile insulated steel cladding. There are integral ground and first floor offices with double glazed aluminum framed windows.

The warehouse/production area has a reinforced concrete floor and is serviced by a single surface level loading door of 4m width x 5m height operated by an electric motor. The minimum internal clear eaves height is 6.5m rising to 7.95m at the underside of the apex of the steel frame.

There are rooflights fitted into the roof cladding providing an excellent level of natural daylight in the warehouse area. Heating and cooling systems have been fitted within the warehouse area along with male & female toilet facilities.

The office accommodation at ground and first floor level is fitted with suspended ceilings, Cat 2 type light fittings, central heating, comfort cooling, computer network cabling, electronic door entry system and intruder alarm. There are male & female toilet facilities and kitchen areas on each floor.

Externally the fenced service yard has ample space for goods vehicle movements and there are 10 car parking spaces to the front of the property.

Specification

- ✓ Detached modern industrial/warehouse premises
- ✓ Warehouse/production area fitted with heating, lighting and motorised service door
- ✓ Minimum eaves height 6.5m rising to 7.95m
- ✓ Office accommodation, car parking and secure service yard

Lease Terms

The property is available by means of a new lease upon terms to be agreed.

Rent

£52,000 pa exclusive, payable quarterly in advance.



Business Rates

	Rateable Value (2017)	Estimated Rates Payable (2019/20)
5 Fitzhamon Court	£35,000	£17,850

Service Charge

There is a service charge payable for maintenance and management of common parts of the estate.

Floor Areas

	Gross Internal Floor Area (m ²)	Gross Internal Floor Area (sq ft)
Production/Warehouse area	386	4,155
Ground and 1st Floor office area	183	1,970
TOTAL	569	6,125

EPC

To Be Confirmed.

Viewing and further information:

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