

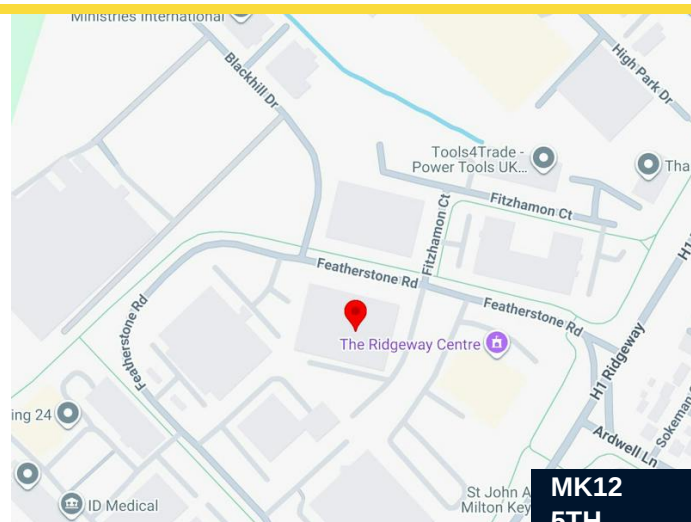
FORMER CTDI UNIT

Featherstone Road, Wolverton Mill, Milton Keynes, MK12 5TH



Key Highlights

- 3,141 to 40,865 sq ft
- HQ-style office accommodation set within a mature landscaped setting
- 6.25m eaves height to the main warehouse and 7.4m to the extension
- Two-storey office accommodation
- New key point...
- Comprehensively refurbished throughout
- Single loading door serving a dedicated side loading area
- Two mezzanine floors providing an additional 11,390 sq ft (one available for removal)



Description

A detached HQ-style building awaiting refurbishment, originally constructed in 1990. The property benefits from eaves heights of 6.25m within the main warehouse (5.35m clear internal height) and 7.4m within the extension (6.4m clear internal height). A single loading door is positioned on the side elevation, while two-storey office accommodation fronts the building.

Two mezzanine floors are currently in situ and are scheduled for removal as part of the forthcoming refurbishment and dilapidations programme. Externally, parking is provided to the front of the property, with a dedicated loading area to the side accessed separately from the estate road.

The property currently benefits from a 300 kVA power supply, although a larger supply has previously served the building. The landlord is investigating the requirements for reinstating this capacity, which could increase the available power supply to up to 1 MVA.

Upon completion of the refurbishment works, the property will be available to lease on a new full repairing and insuring lease.

Location

Unit 2 occupies a prominent position fronting Featherstone Road, approximately 1.

5 miles from Abbey Hill Roundabout and the A5, one of Milton Keynes' principal arterial routes connecting the town with Leighton Buzzard and Northampton. Milton Keynes Central railway station is located approximately 3.6 miles to the south-east, with Milton Keynes town centre situated around 4.5 miles away.

Wolverton is just over a mile from the property and offers a range of local amenities, including a railway station and a Tesco Superstore.

The property also benefits from excellent motorway connectivity, with Junction 14 of the M1 located approximately 7.5 miles away, equating to around a 15-minute drive. Junction 15 of the M1, serving Northampton, can typically be reached within 20 minutes via the A5.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse	21,403	1,988.40	Available
Ground - Warehouse Extension	12,675	1,177.55	Available
Ground - Offices and Undercroft	3,141	291.81	Available
1st - Offices	3,646	338.72	Available
Total	40,865	3,796.48	



Contact

Tom Marshall

07812426270

tom.a.marshall@savills.com

Hugh Walton

07807 999 777

hugh.walton@savills.com

IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Generated by AgentsInsight / Generated on 18/09/2026

The Savills logo, consisting of the word "savills" in a lowercase, sans-serif font, with the 's' and 'i' in a darker shade than the 'a', 'v', 'i', 'l', 'l', 's'.