

TO LET / FOR SALE
42,660 SQ FT

**Detached Modern
Industrial / Warehouse Unit**



**HIGH
BAY**

42

HIGH BAY 42
12 Stilebrook Road
Olney, MK46 5EA

[///highbrow.mailer.capacity](http://highbrow.mailer.capacity)

Description

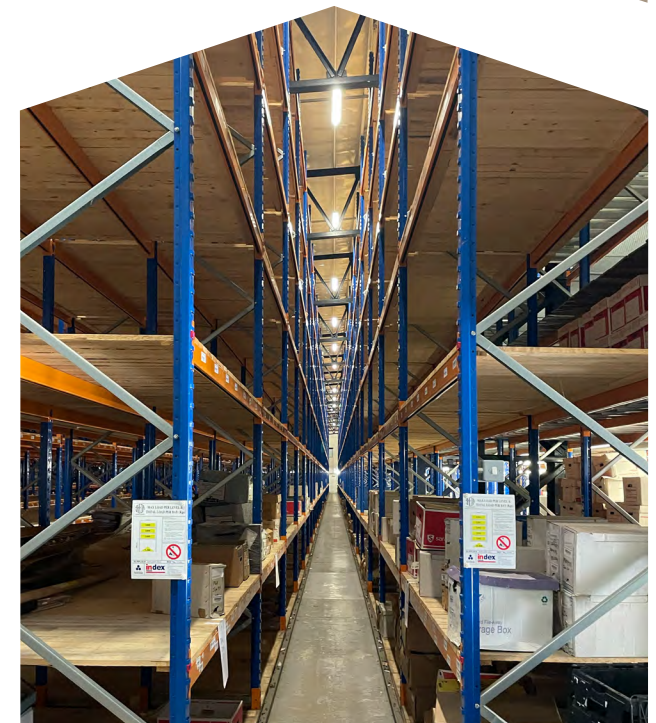
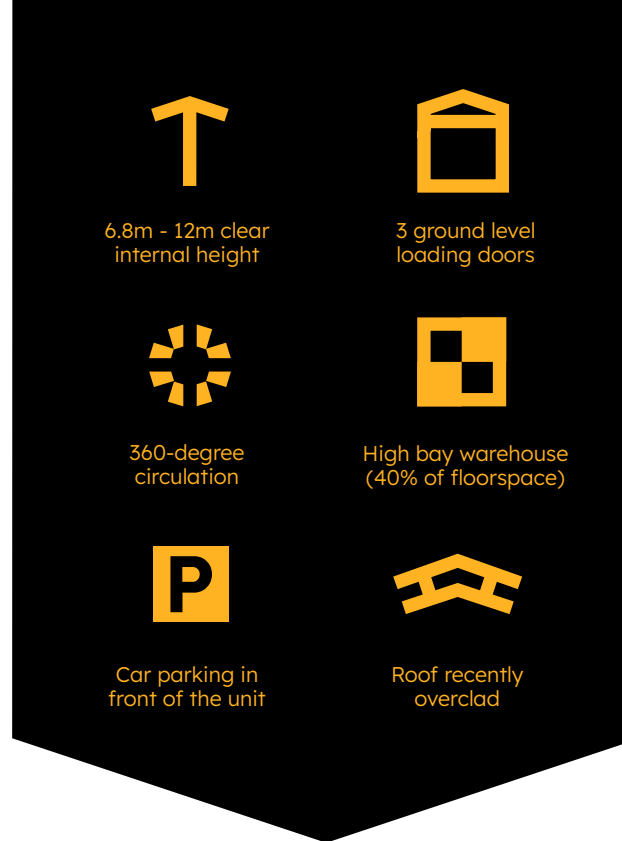
High Bay 42 is a detached warehouse of steel portal frame construction. The property benefits from two, gated access points from Stilebrook Road, with 360-degree circulation around the building.

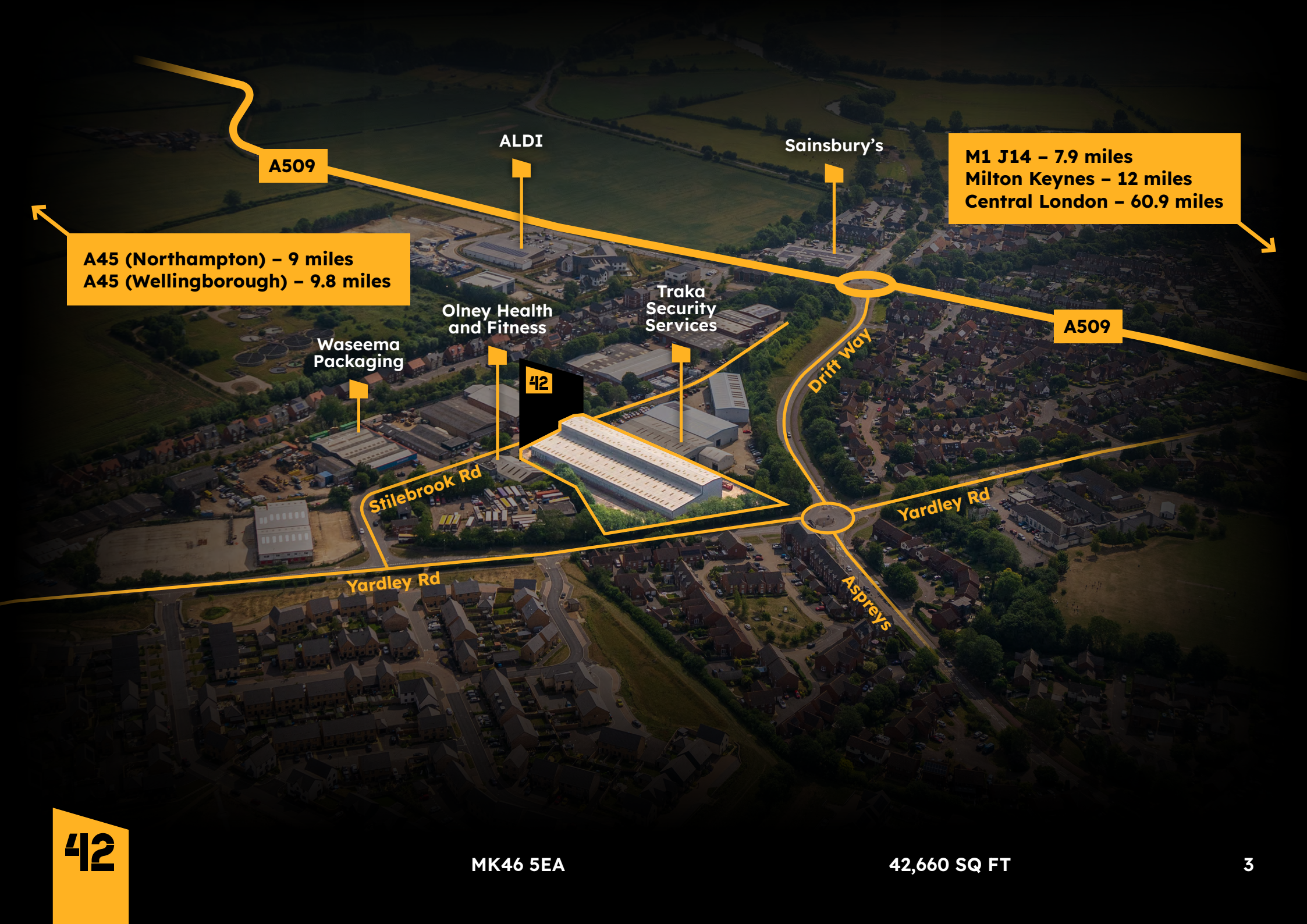
There is a high bay section covering approx. 40% of the building area which benefits from 12m clear internal height. The remaining warehouse area benefits from 6.8m clear internal height, rising to 8.6m.

The building is currently fitted with racking in the lower-bay section and a five level mezzanine within the high-bay section, both of which can be retained. There are 3 ground level loading doors to the unit which provide access to the front car park and the secure yard area. Additional yard area can be created subject to terms. The property has an EPC rating of B.

Accommodation (GIA)

Accommodation	SQ FT	SQ M
Ground	42,660	3,963.24
Total	42,660	3,963.24





A509

ALDI

Sainsbury's

M1 J14 – 7.9 miles
Milton Keynes – 12 miles
Central London – 60.9 miles

A45 (Northampton) – 9 miles
A45 (Wellingborough) – 9.8 miles

Waseema
Packaging

Olney Health
and Fitness

Traka
Security
Services

42

Stilebrook Rd

Drift Way

A509

Yardley Rd

Yardley Rd

Aspreys

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MK46 5EA

42,660 SQ FT

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Location

The property is located on Stilebrook Road, the main industrial estate in Olney. Olney is an affluent and very popular market town in North Buckinghamshire, located between Milton Keynes to the south (11 miles); Northampton to the west (12 miles); Bedford to the east (12 miles); and Wellingborough to the north (11 miles).

The area benefits from good transport communications, being situated 9 miles north of J14 of the M1 and 11 miles south of the A45 which in turn connects to the A14. Luton Airport is 29 miles to the south.

Terms:

The property is available to let on a new Full Repairing and Insuring Lease with the quoting rent available on application. Alternatively the freehold may also be available.

For further information on the property or for viewings, please contact the joint sole agents.

EPC Rating:

The property has an EPC rating of B.

Get in touch



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Map



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