



1 FEATHERSTONE ROAD, WOLVERTON MILL, MILTON KEYNES, MK12 5TH

TO LET | INDUSTRIAL: 31,568 SQ FT (2,933 SQ M)



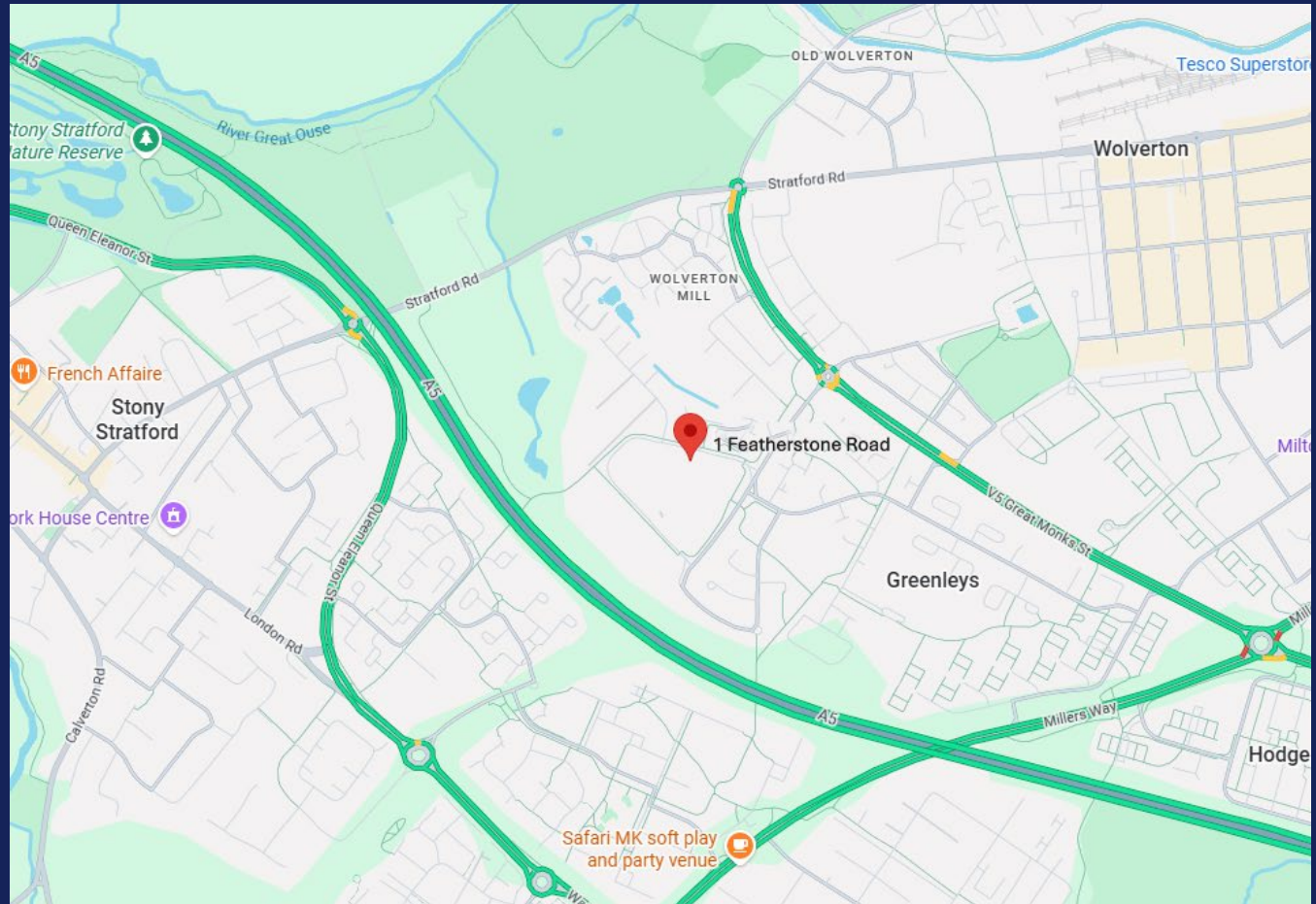
LOCATION

Milton Keynes is a strategic location for business situated adjacent to the M1 motorway approximately 55 miles from London and 70 miles from Birmingham.

Featherstone Road is located on the Wolverton Mill employment area of Milton Keynes which benefits from excellent access to the A5 dual carriageway (within 2 miles) via the Abbey Hill Interchange.

The estate is approximately 4 miles west of Central Milton Keynes with Junction 14 of the M1 motorway 7 miles to the east.

Central Milton Keynes railway station is on the main line route from London Euston to Birmingham. London Euston can be reached in around 30 minutes.



SUMMARY



Description

The premises comprise a modern detached headquarters production/warehouse unit constructed in 2018 to BREEAM Excellent Specification, with 2 storey fully fitted offices, feature reception and full height clear span warehouse accommodation to the rear. Situated on a self-contained site of 1.6 acres and benefiting from secure car parking and service yard.

Specification

- BREEAM Excellent
- 2 storey fully fitted offices
- Air conditioning to offices and core area
- 6.1m min eaves height rising to 8.2m
- 2 ground-level loading doors
- Photovoltaic array generating 25KW
- Secure service yard with lorry parking
- 64 car parking spaces
- 160 kVA power supply
- Landscaped self-contained site

Additional information

Terms

The premises are available leasehold on a new full repairing and insuring lease for a term of years to be agreed. Detailed terms available on application.

Rates

We understand the property has a Rateable Value of £370,000 from 1st April 2026. Transitional relief may be available. Interested parties are advised to make their own enquiries of the agent and Milton Keynes Council on 01908 253 794.

Legal costs

All parties to be responsible for their own legal costs incurred in the transaction.

Value added tax

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

EPC

The energy rating of this property is A 22. The full certificate and report are available on request.

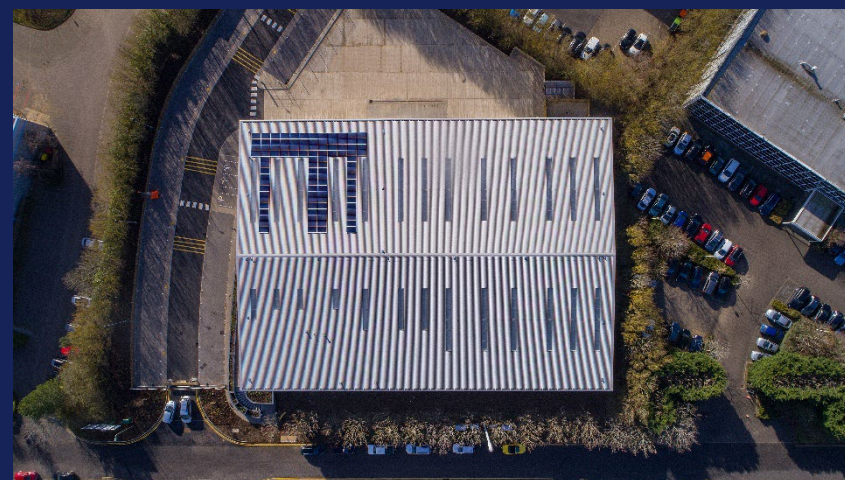
Postcode

MK12 5TH

ACCOMMODATION

Warehouse/Production Premises

Description	Sq ft	Sq m
Warehouse	27,027	2,511
Ground Floor Office / Ancillary	2,272	211
First Floor Office	2,269	210
Total	31,568	2,933



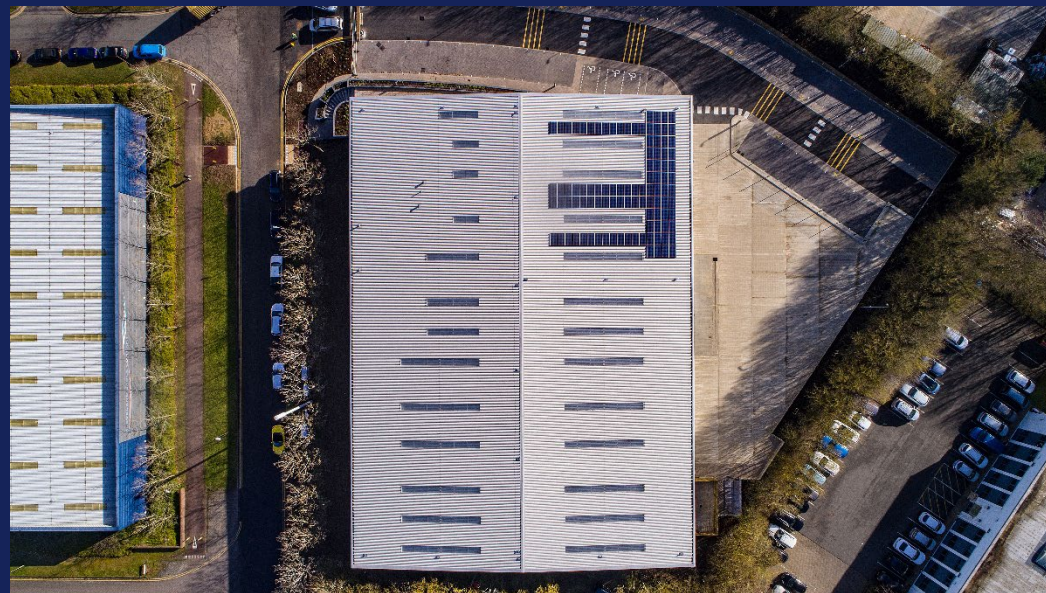
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GALLERY



GALLERY



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