



louchshacklock
and partners LLP

01908 224 760
www.louchshacklock.com



UNIT 1&2 HARRY'S YARD | WOLVERTON ROAD | STONY STRATFORD
MILTON KEYNES | MK11 1DX

**LIGHT INDUSTRIAL UNIT AVAILABLE TO AUTOMOTIVE
SECTOR BUT ALL COMMERCIAL USES CONSIDERED – TO LET**
1,987 SQ FT (184.59M²) TO 3,990 SQ FT (370.68M²)
+ 627 SQ FT (58.25M²) MEZZANINE

- Two units available individually or combined
- Recently refurbished
- Workshop with customer reception area
- Ancillary area/office
- Three 2 post vehicle lifts in situ

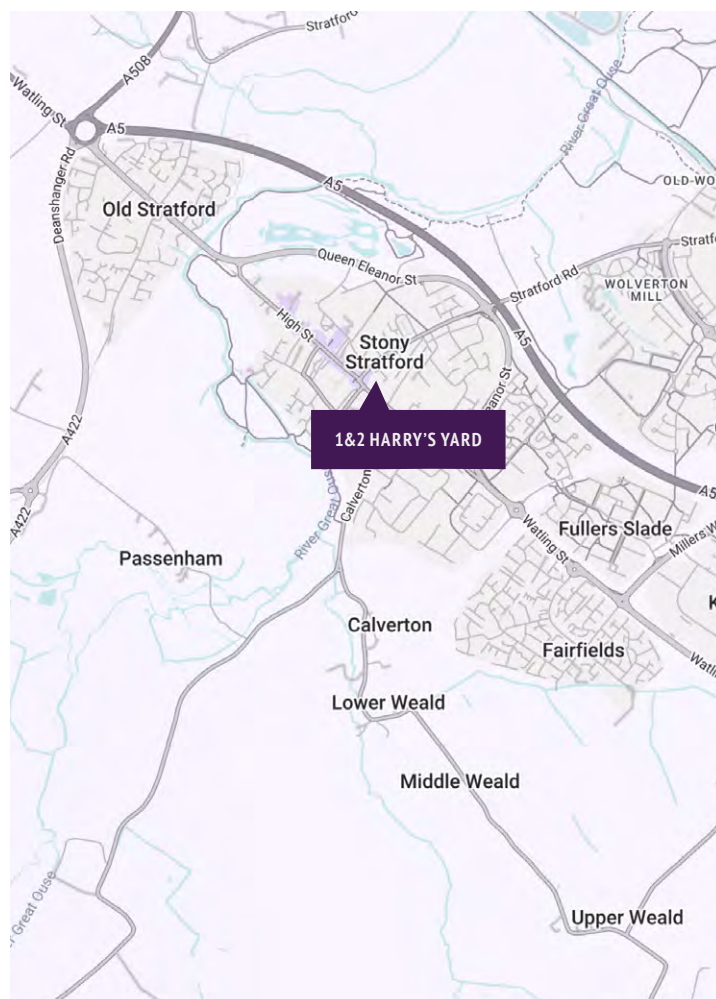
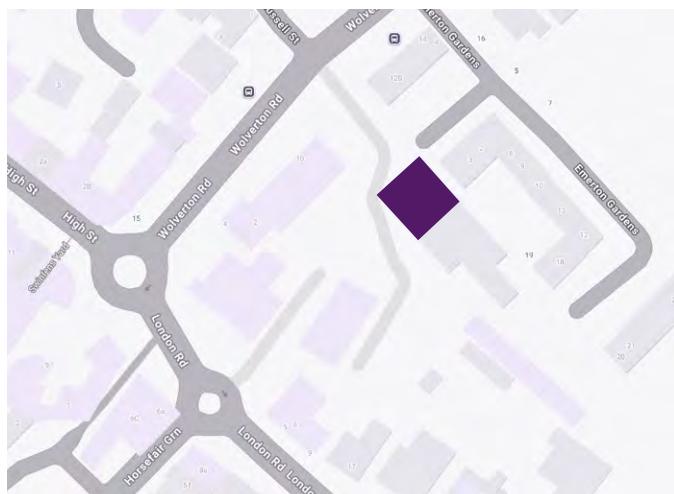


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Floor Areas

Property	Size	
	sq ft	sq m
Unit 1	1,987	184.59
Unit 2	2,033	188.87
Combined	3,990	370.68

Unit 1 also benefits from a mezzanine of 627 sq ft (58.3 sq m)

Business Rates

Property Address	Rateable Value 2026	Estimated Rates Payable (2026/27)
Unit 1 Harry's Yard	£12,500	£1,040* (includes small rate relief)
Unit 2 Harry's Yard	£12,250	£509* (includes small rate relief)

Energy Performance Certificate

TBC

Terms & Tenure

The property is available by means of a new full repairing and insuring lease. Rent available on application. Service Charge details to be advised.

VAT

All rents, prices and premiums are stated exclusive of VAT.

Viewing and further information:



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