

30 MILL PARK

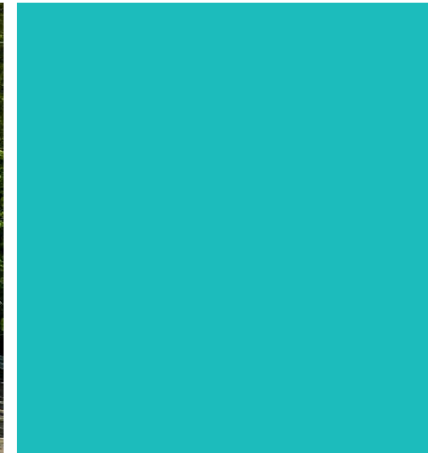
HIGH PARK DRIVE // WOLVERTON
MILTON KEYNES // MK12 5TT

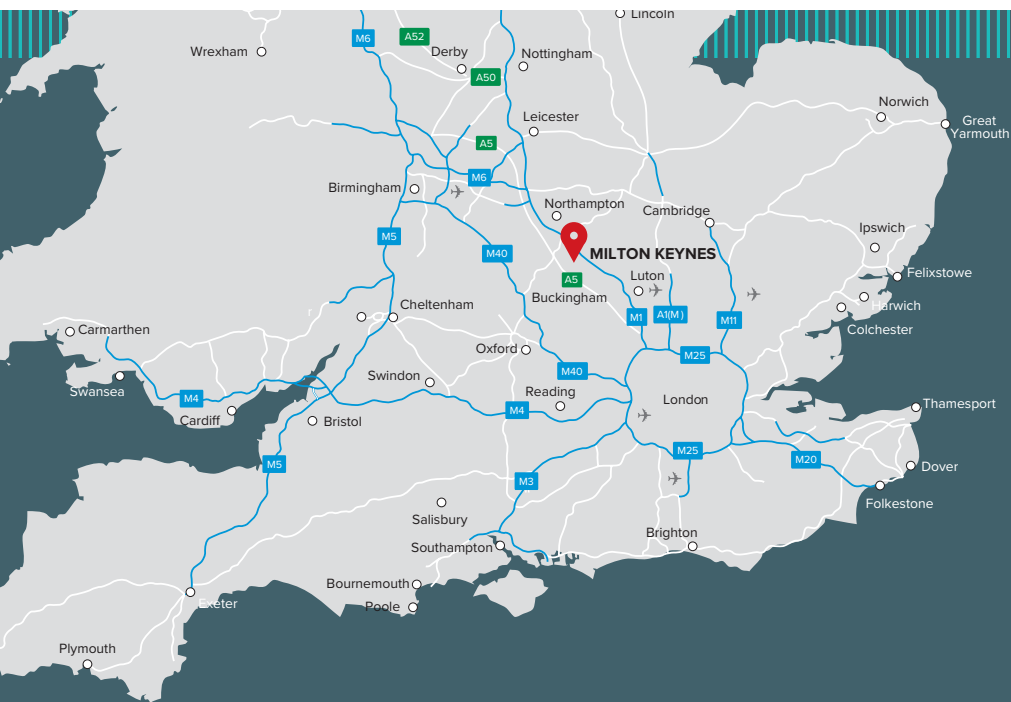
[///pines.smelter.stilted](http://pines.smelter.stilted)

FULLY REFURBISHED

A MODERN DETACHED WAREHOUSE / INDUSTRIAL FACILITY

TO LET 23,039 SQ FT (2,140 SQ M)





LOCATION

High Park Drive is located in Wolverton, a mixed use area in north west Milton Keynes. The site is accessed by the arterial Stratford Road, which links directly to the A5, one of the main spine roads running north - south through Milton Keynes.

Access to the M1 is via Junction 14 on the eastern edge of Milton Keynes, approx. 7 miles away. Wolverton Railway Station is approximately 1.5 miles to the East which provides direct access to London Euston and the Midlands via the West Coast Main Line. Occupiers in the vicinity include Aston Martin, Red Bull Technologies, Fossil, Bepak and API Technologies.



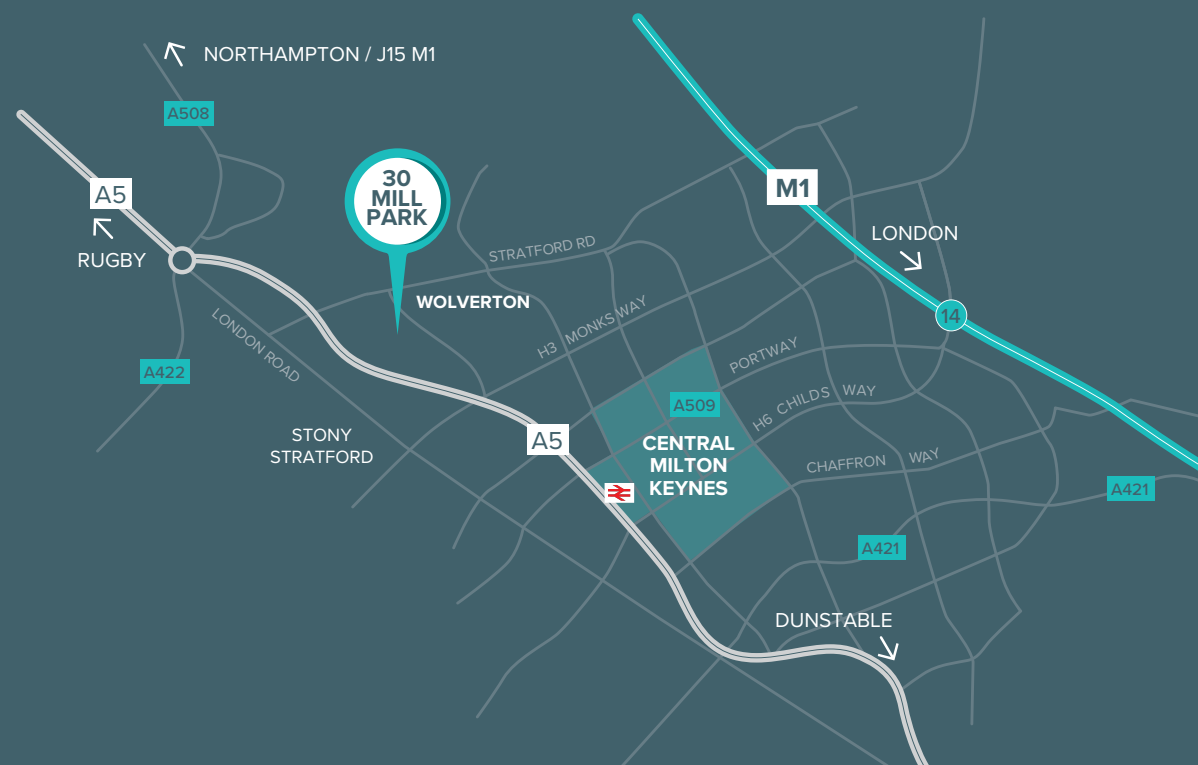
ROAD

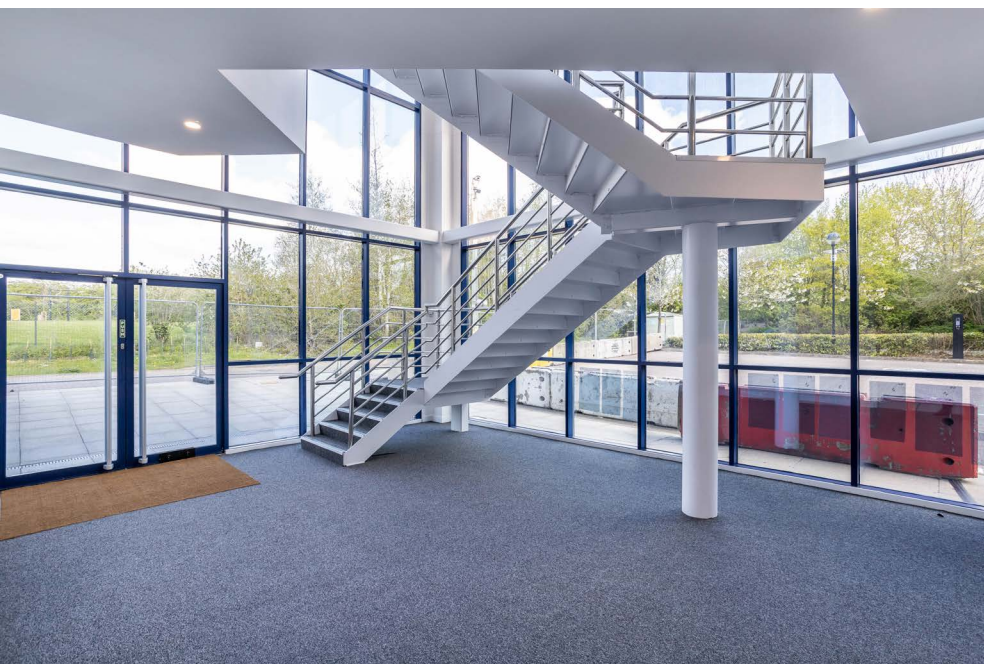
A5	1 mile
Milton Keynes Centre	4 miles
M1 Junction 14	7 miles
M25	32 miles
London	55 miles



RAIL (from Milton Keynes Central)

London Euston	33 minutes
Birmingham New Street	54 minutes
Manchester Piccadilly	95 minutes





DESCRIPTION

Unit 30 comprises a good quality detached unit which has undergone full refurbishment. The property is of steel portal frame construction and provides reception, warehouse and facilities at ground floor level with offices at first floor.

The warehouse accommodation offers an eaves height of 9m, there are two level access loading doors leading out to a large dedicated yard area to the rear and a separate car park outside the offices providing a total of 31 spaces.

The first floor office provides Grade A space with VRF comfort cooling/heating and a raised floor.

SPECIFICATION

- Detached unit
- Fully refurbished
- 31 car parking spaces
- Separate service yard
- 9m eaves height
- 3 phase power
- LED lighting
- EV Charging points
- Gas supply

ACCOMMODATION

Area (GIA)	sq ft	sq m
Ground Floor	20,265	1,883
First Floor	2,774	257
Total	23,039	2,140

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TENURE

The unit is available on a Leasehold basis only.
Please contact the agents for quoting terms.

EPC

B - 40.

AVAILABILITY

The unit is available for immediate occupation.

SERVICE CHARGE

Further information is available upon request.

LEGAL COSTS

Each party to be responsible for their own
legal costs incurred in any transaction.

BUSINESS RATES

The property has a Rateable value of
£168,000 in the 2023 rating list. Occupiers
are advised to make their investigations with
the local authority to check this level and any
transitional relief that may be available

VIEWINGS

Viewing strictly by prior appointment via the
joint sole agents.



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