



36 - 46 Yardley Road

Olney, MK46 5ED

**6 BUSINESS UNITS. 13,665
SQ FT ON 0.74 ACRES. TO
LET INDIVIDUALLY FROM
1414 SQ FT OR FOR SALE
AS A WHOLE (PART-LET)**

1,414 to 13,665 sq ft
(131.36 to 1,269.52 sq m)

- ESTABLISHED INDUSTRIAL SCHEME NOW ADJACENT TO RESIDENTIAL NEW BUILDS
- FLEXIBLE TERMS AVAILABLE TO LEASE INDIVIDUAL UNITS OR FOR SALE AS A WHOLE

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Summary

Available Size	1,414 to 13,665 sq ft
Rent	Rent on application
Price	Offers in the region of £995,000
Business Rates	Upon Enquiry
VAT	Upon Enquiry
EPC Rating	Upon enquiry

Description

Description the property is a small cluster of commercial buildings set around a small yard which were originally constructed the mid 20th century. The buildings on the site provided a combination of offices and storage/production space.

Location

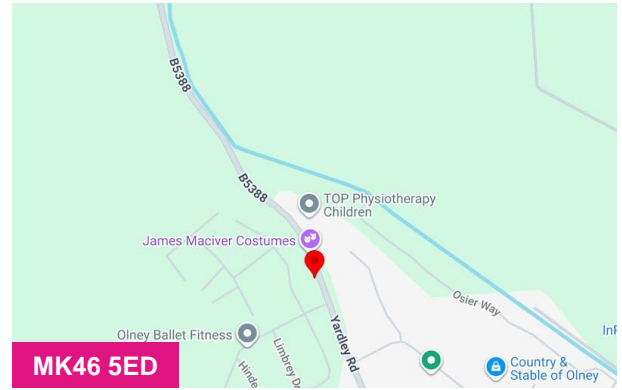
The Yardley Road industrial estate is situated to the north of Olney, well located to serve nearby towns of Northampton, Bedford, Wellingborough and Milton Keynes.

Only itself is a prosperous small market town and forms part of the borough of Milton Keynes. Access to the M1 motorway at junction 14 is approximately 7 miles.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Building - Unit 1 (Ground + First Floor)	1,414	131.36	Available
Building - Unit 2 (Ground Floor Store)	1,810	168.15	Available
Building - Unit 3	4,010	372.54	Occupied
Building - Unit 4 (Ground Floor Factory/Warehouse)	2,032	188.78	Occupied
Building - Unit 5	2,176	202.16	Available
Building - Unit 6 (2-Storey Offices)	2,223	206.52	Available
Total	13,665	1,269.51	



Viewing & Further Information



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