

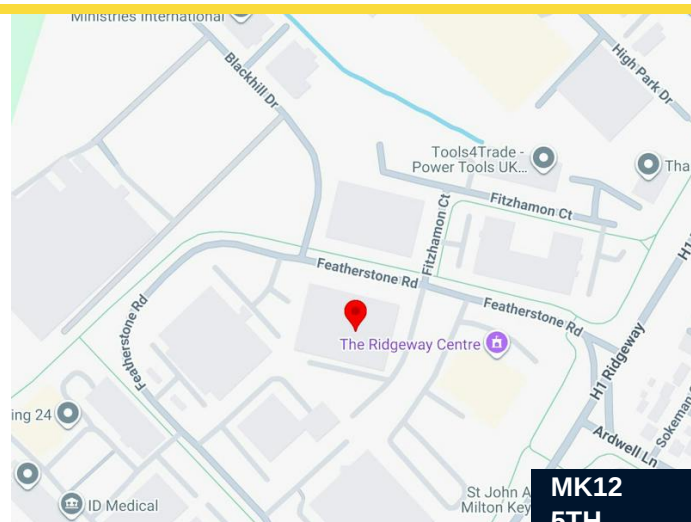
FORMER CTDI UNIT

Featherstone Road, Wolverton Mill, Milton Keynes, MK12 5TH



Key Highlights

- 40,865 sq ft
- Comprehensively refurbished throughout
- Single loading door serving a dedicated side loading area
- Two mezzanine floors providing an additional 11,390 sq ft (one available for removal)
- HQ-style office accommodation set within a mature landscaped setting
- 6.25m eaves height to the main warehouse and 7.4m to the extension
- Two-storey office accommodation
- 300 kVA power supply, with capacity to increase to 1 MVA



Description

A detached HQ-style building awaiting refurbishment, originally constructed in 1990. The property benefits from eaves heights of 6.25m within the main warehouse (5.35m clear internal height) and 7.4m within the extension (6.4m clear internal height). A single loading door is positioned on the side elevation, while two-storey office accommodation fronts the building.

Two mezzanine floors are currently in situ and are scheduled for removal as part of the forthcoming refurbishment and dilapidations programme. Externally, parking is provided to the front of the property, with a dedicated loading area to the side accessed separately from the estate road.

The property currently benefits from a 300 kVA power supply, although a larger supply has previously served the building. The landlord is investigating the requirements for reinstating this capacity, which could increase the available power supply to up to 1 MVA.

Upon completion of the refurbishment works, the property will be available to lease on a new full repairing and insuring lease.

Location

Unit 2 occupies a prominent position fronting Featherstone Road, approximately 1.

5 miles from Abbey Hill Roundabout and the A5, one of Milton Keynes' principal arterial routes connecting the town with Leighton Buzzard and Northampton. Milton Keynes Central railway station is located approximately 3.6 miles to the south-east, with Milton Keynes town centre situated around 4.5 miles away.

Wolverton is just over a mile from the property and offers a range of local amenities, including a railway station and a Tesco Superstore.

The property also benefits from excellent motorway connectivity, with Junction 14 of the M1 located approximately 7.5 miles away, equating to around a 15-minute drive. Junction 15 of the M1, serving Northampton, can typically be reached within 20 minutes via the A5.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse	21,403	1,988.40	Available
Ground - Warehouse Extension	12,675	1,177.55	Available
Ground - Offices and Undercroft	3,141	291.81	Available
1st - Offices	3,646	338.72	Available
Total	40,865	3,796.48	



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