

# TO LET - OFFICE/INDUSTRIAL



Unit 15, Walker Avenue, Wolverton Mill, Milton Keynes, Buckinghamshire  
MK12 5TW

1,119 SqFt (103.96 SqM)

On application

- LED Lighting
- Suspended Ceilings
- Kitchen and WC facilities
- New Carpeting

## Location

The Stratford Office Village is situated on the Wolverton Mill Employment Area. It is approximately mid-way between Stony Stratford and Wolverton and approximately 3 miles north of Central Milton Keynes. It has good access to the Milton Keynes grid road system which in turn provides reasonably good access to the A5 trunk road at Stacey Bushes and the M1 motorway is approximately 10 to 15 minutes' drive-away.

## Description

Single storey office units currently used as production areas/offices and have the benefit of suspended ceilings, LED Lighting, offices, kitchen, and WCs.

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## Accommodation

LED Lighting  
Suspended Ceilings  
Kitchen  
WC's  
New carpeting

## Floor Area ( )

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition

Accommodation	sq ft	sq m
<b>Total Area</b>	<b>1,119</b>	<b>103.96</b>

Areas quoted are approximate and should not be held as 100% accurate.

## TENURE

The premises are to be let on a full repairing and insuring lease for a term to be agreed at a rental of £16 per sq/ft per annum exclusive

There is a service charge applicable for the maintenance of the external areas at £350 per annum exclusive

## VAT

Intending purchasers should satisfy themselves as to the incidence or otherwise of VAT on this transaction.

## Business Rates

Rateable Value: approx £11,800 (TBC)

Interested parties are advised to contact the relevant Local Authority

## Further Information

Viewing strictly by appointment:

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