



- A modern industrial building with associated offices
- Popular estate on the outskirts of Central Milton Keynes
- Very well appointed unit
- 3 phase electricity
- Overall on two floors, 8,357 sq ft (776.39 sq m)

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UNIT 2 FITZHAMON COURT, WOLVERTON MILL, MILTON  
KEYNES MK12 6LB

To Let

[www.argroup.co.uk](http://www.argroup.co.uk)



### Description

This is a modern light industrial/warehouse unit with extensive carpeted office accommodation on two floors.

The unit is in immaculate condition throughout and has been refurbished to a high standard. It is offered together with car parking for 16 vehicles with loading from a secured courtyard to the rear, accessed by a loading door having a height of approximately 16 ft (approximately 5 m). In addition to the working area there is a mezzanine floor offering the opportunity for additional storage.

### Location

Wolverton Mill is a popular industrial/office park located to the north of Central Milton Keynes, close to the local centres of Wolverton and Stony Stratford, both of which offer all shopping and other public facilities. Easy road access to the A5 and the M1 (Junction 14) is available.

### Accommodation

The overall space on two floors extends to 8,357 sq ft (776.39 sq m). As currently configured the workshop extends to approximately 4,500 sq ft (418 sq m) with the addition of a steel framed mezzanine floor and the balance of the accommodation is arranged as well appointed offices. These are partitioned off the workshop which, with removal, could extend the working area. Male and female toilets installed. The whole space is in excellent order.

Rateable Value— £37,500

EPC Rating—79 (copy available)

### Services

All main services are connected. 3 phase electricity and supply of 400 amps. Heating is by gas fired blower heaters to the workshop and radiators to the offices.

### Legal Costs

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

### To Let

To Let on a new 10 year full repairing and insuring lease, with the opportunity of a break after five years.

### Commencing Rent

£50,000 per annum exclusive plus VAT.



### Viewings

Strictly by appointment via the sole agents.  
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