

## TO LET Detached warehouse/industrial unit



**13,626 sq ft (1,266 sq m)**

6 Fitzhammon Court, Wolverton Mill South, Milton Keynes,  
MK12 6LB



Town centre 3 miles Wolverton High street 0.5 mile



A5D – 1.5 miles  
M1 J14 – 7 miles



Wolverton Mainline station within 1 miles. CMK 4 miles, services into Euston



Detached warehouse with two stor offices to front elevation



Perimeter trunking, cat 2 lighting, heating in warehouse



Private onsite parking for multiple staff cars to front elevation



Eaves heights, 7.3m



£120,000 per annum exclusive



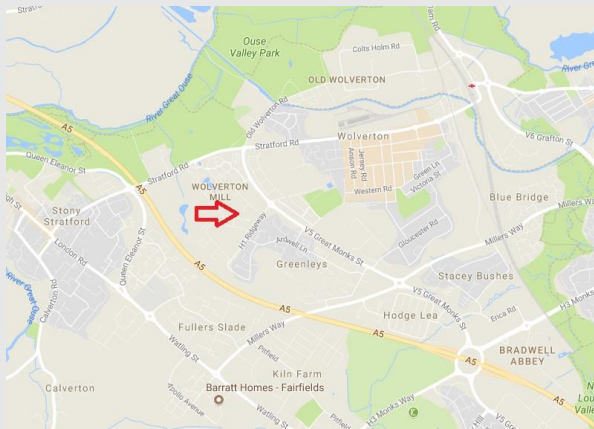
### Location

- Located within the well-established employment area of Wolverton Mill
- Excellent access to the A5 dual carriageway and the A422



### Description

- Detached warehouse with private car park and large loading yard
- Two storey offices providing a selection of open plan and cellular space
- 2 portacabins within the yard area providing personnel space including kitchen and toilet facilities
- Constructed in approximately 2004



### Specification

- 2 x loading doors
- Ground floor meeting rooms
- Reception area
- Suspended ceilings with recessed lighting.
- Air conditioning to office space
- Staff facilities including Wc's and shower
- Perimeter trunking providing data and power
- Gas central heating system
- Dedicated COMM's room
- Range of offices & meeting rooms



### Floor Area (Gross Internal Area - GIA)

The property has been measured in accordance with the RICS Code of Measuring Practice 6th Edition.

Warehouse + offices 1,037 sq m (11,163 sq ft)  
 FF Offices: 139 sq m (1,498 sq ft)  
 Mezzanine: 88 sq m (965 sq ft)

Total: 1,266 sq m (13,626 sq ft)

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



### Terms

- The premises can be let on a new FRI lease on a term to be agreed
- Leasehold: £120,000 per annum exclusive
- Service charge: n/a
- VAT: Applicable at the appropriate rate



### Business Rates

- Interested parties are advised to make their own enquiries.



### Viewing

**Nick Bosworth**

[nick.bosworth@kirkbydiamond.co.uk](mailto:nick.bosworth@kirkbydiamond.co.uk)  
 01908 678800

**Diccon Brearley**

[Diccon.brearley@kirkbydiamond.co.uk](mailto:Diccon.brearley@kirkbydiamond.co.uk)  
 01908 678800

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