

# FOR SALE

## INDUSTRIAL



- Location: well regarded, modern, light industrial business park
- Stony Stratford 2.5 miles, Milton Keynes 3.5 miles
- Good access to A5/A422 and M1 via V6 grid road
- Ground floor: storage, industrial, R&D, workshop or offices
- First floor: open plan offices with internal partitioning
- Heating and air conditioning; telecoms cabled
- Kitchenette and WC facilities
- Allocated car parking
- Estate areas managed via service charge
- VAT applicable
- Use: class E

- Ground Floor: 2,235 ft<sup>2</sup> (207.67 m<sup>2</sup>)
- First Floor: 1,349 ft<sup>2</sup> (125.32 m<sup>2</sup>)
- **Total: 3,584 ft<sup>2</sup> (332.99 m<sup>2</sup>)**

- Guide: £515,500. Freehold
- Rateable value: ground floor £18,250; first floor £16,000
- Energy performance rating: C69

**UNIT 3, TWIZEL CLOSE, STONEBRIDGE, MILTON KEYNES, MK13 0DX**

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