Former CTDI Unit, Featherstone Road

Wolverton Mill, Milton Keynes, MK12 5TH

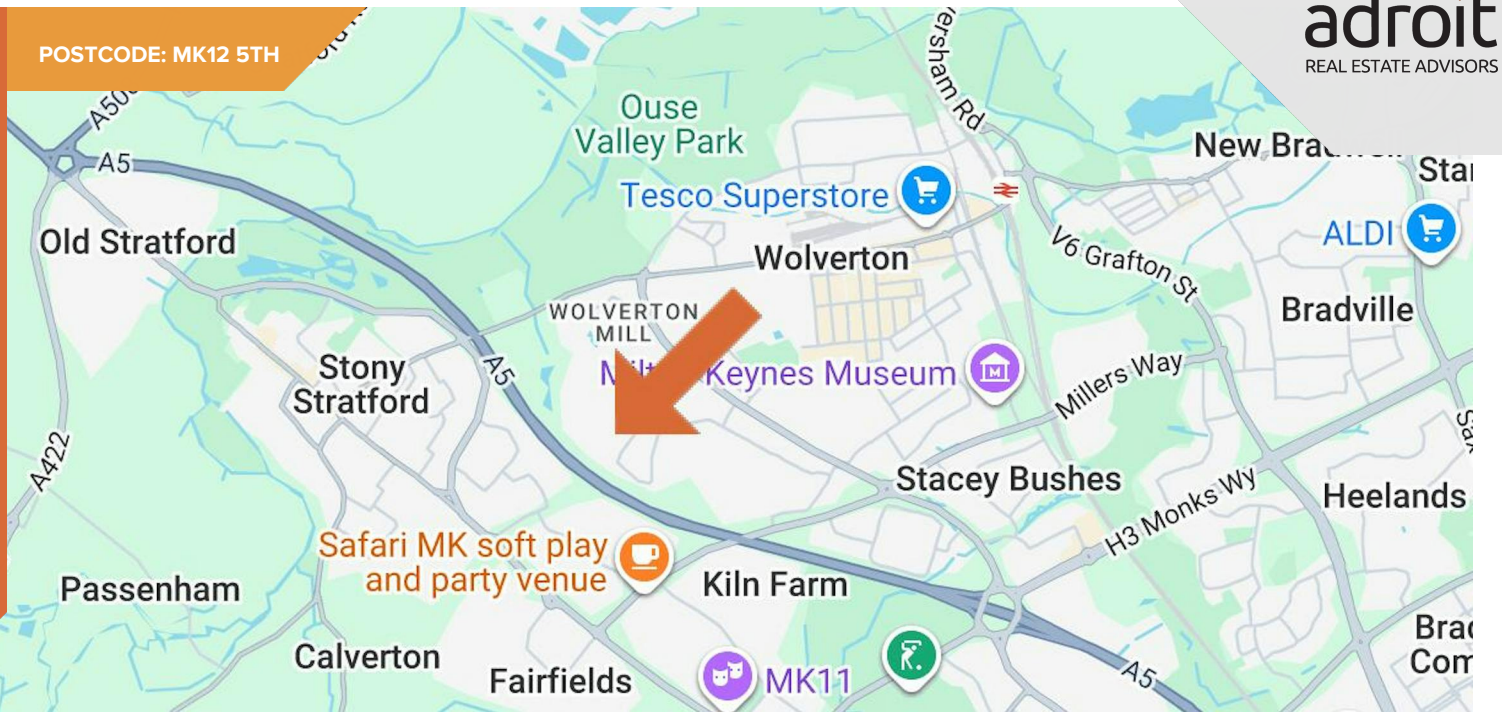
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TO LET

40,865 sq ft (3,796.48 sq m)

- HQ Style building in a mature landscaped enviroment
- To be refurbished
- Eaves heights of 6.25m (main warehouse) and 7.4m (extension).
- One loading door into a dedicated loading area at the side of the unit
- Two storey offices
- Two mezzanine floors providing a further 11,390 sqft (one earmarked for removal)



Description

A detached HQ style building awaiting refurbishment. The unit was originally built in 1990 . The unit benefits from 6.25m eaves height in the main warehouse (5.35m clear internal height) and 7.4m eaves height (6.4m clear internal height) in the extension. One loading door has been installed in the side elevation and two storey offices run along the front of the unit. There are currently two mezzanine floors in situ which are earmarked for removal as part of the dilapidations / refurbishment process. Parking is provided at the front of the property and loading sits at the side of the unit, with a separate access from the road.

We understand the unit has a current power supply of 300kVA but historically the building has had a larger supply. The landlord is investigating the steps required to reinstate the larger supply, which could be up to 1 MVA. Once refurbished the property will be available for rent on a new lease.

Location

Unit 2 sits at the front of Featherstone Road, just 1.

5 miles from the Abbey Hill Roundabout and the A5 - one of the main spine roads through Milton Keynes which links MK to Leighton Buzzard and Northampton. Milton Keynes train station is 3.6 miles away and the town centre is 4.5 miles away. Wolverton is just over a mile away and provides amenity including a further train station and a Tesco superstore.

M1 Junction 14 is 7.5 miles away, or approximately 15 minutes drive. M1 Junction 15 (Northampton) is typically a 20 minute drive via the A5.

Accommodation

The property has been measured on the basis of Gross Internal Area:

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

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Tenure

Available on a New Lease basis only. Please contact the agents for quoting terms.

EPC

Available on request.

Availability

Available Q4 2026

Rent

£11 per sq ft

Service Charge

Further information is available upon request.

Legal Costs

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

Business Rates

Rateable Value of £357,500
(2026 Valuation). Transitional Relief may apply.

Viewings

Viewing strictly by prior appointment via the sole agents - Adroit Real Estate Advisors and Savills

Adroit Real Estate Advisors



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