Former API Technologies Unit, Featherstone Road

Wolverton Mill, Milton Keynes, MK12 5TH

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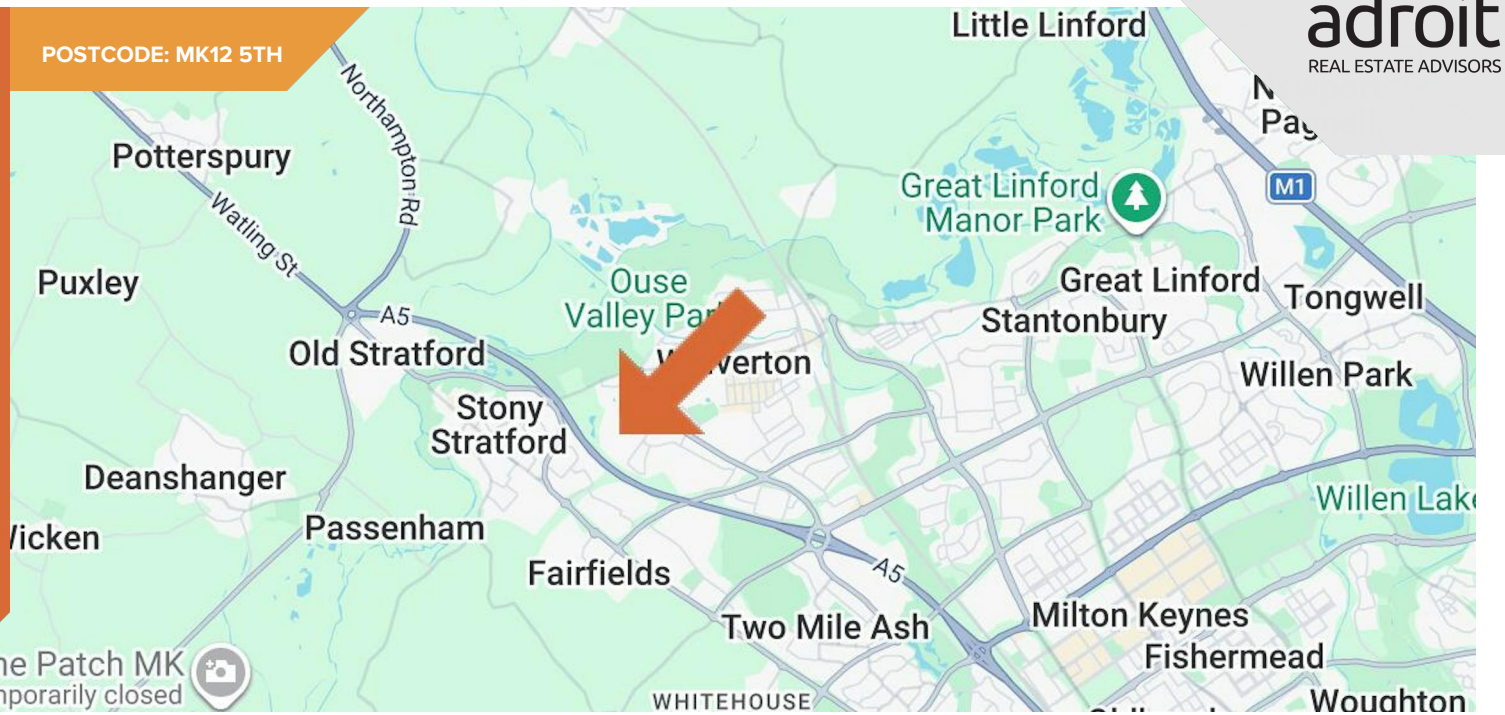
TO LET / FOR SALE

36,749 sq ft (3,414.09 sq m)

- Previous occupier fit out currently being removed
- 6.8m eaves height (5.65m clear internal height)
- 2 level access loading doors (4.5m x 4.5m) into an enclosed rear yard
- Two storey offices
- 58 parking spaces within a dedicated and gated car park at the front of the property
- 300kVa power supply (previously



Description

A detached HQ style building. The unit was originally built in the mid 1980s and benefits from 6.8m eaves height (5.65m clear internal height). The car parking is accessed at the front of the site, sitting in front of the two storey office block - some of which has been left open as undercroft. At the rear of the unit there are two level access loading doors and a dedicated secure yard. The former tenant has left a substantial mezzanine in the unit, which the landlord is currently removing from the property. Those works are expected to finish at the end of October.

The previous tenant had a 450kVa power supply, which has subsequently been downgraded to 300kVa. We are making investigations about upgrading this back to 450kVa or the potential to secure a higher supply, potentially up to 1MVA.

The landlord would look at a sale of the property "as is", or a letting of the property following a refurbishment. Further information on the potential refurbishment specification is available upon request.

Location

The HQ style unit sits on 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	32,738	3,041.46
1st	4,011	372.63
Total	**36,749**	**3,414.09**

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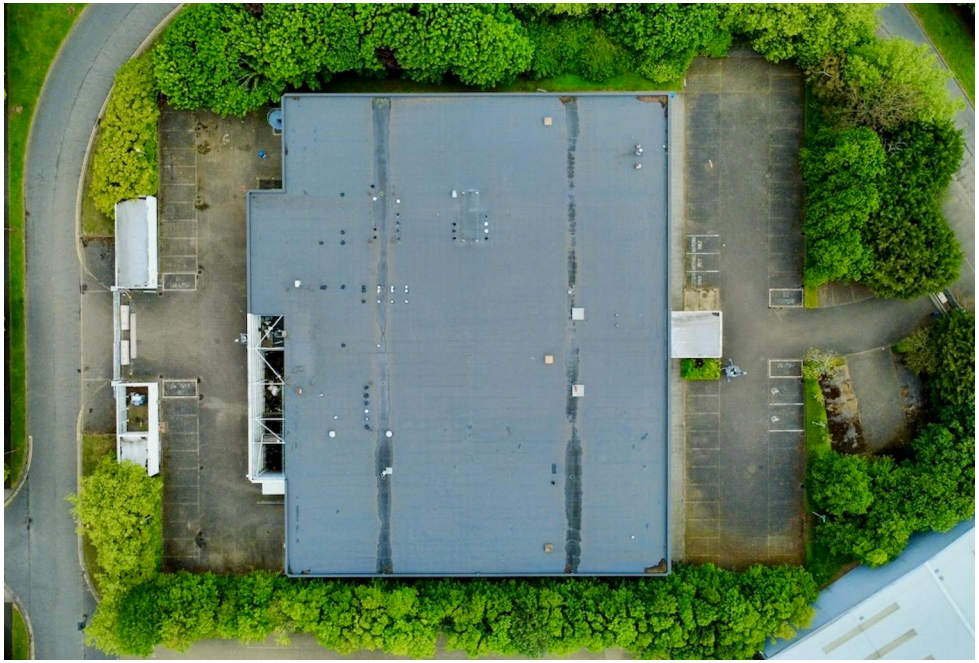

Tenure

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

EPC

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Availability

Further information is available upon request.

Price

Offers in excess of £4,000,000

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 £255,000
The 2026 Valuation includes the substantial mezzanine fit out left by the previous tenant which is in the process of being removed.

Viewings

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

Adroit Real Estate Advisors

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