



10 CANONS ROAD

Old Wolverton, Milton Keynes MK12 5TL

INDUSTRIAL / WAREHOUSE UNIT 2,698 sq ft (250.64m²)



10 CANONS ROAD

Old Wolverton, Milton Keynes MK12 5TL

Canon
INDUSTRIAL PARK

DESCRIPTION

Canons Road is a small unit industrial/storage courtyard scheme constructed in the late 1980's.

The scheme is set back from the Old Wolverton Road adjacent to the Grand Union Canal and accessed via Deans Road.

The units have attractive elevations of dark red brick/flat panel cladding with glazing to office areas.

The steel portal frame construction offers clear span space within the production/warehouse areas. Unit 10 is mid terrace and has a service apron and demised car parking to the front.

SPECIFICATION

- Clear span warehouse space
- Eaves height circa 6.5 m rising to 6.95 m at the apex
- Full height shutter doors approx. 3.58 m high x 4 m wide
- Insulated roof and translucent roof panels
- Single and three phase electricity
- Small kitchenette and WC facilities
- Office/Reception to ground floor
- Mezzanine offices

LOCATION

Milton Keynes is located midway between London and the Midlands and accessed from both junctions 14 and 13 of the M1 Motorway. The A5 also dissects the town.

Canon Industrial Park is located on the established Old Wolverton employment area in Milton Keynes. The employment area is approximately 3 miles north west of the town centre and 6.5 miles from junction 14 of the M1 Motorway. Abbey Hill interchange of the A5 dual carriageway is approximately 2 miles away. Access around Milton Keynes is excellent using the comprehensive grid road system.

Canons Road is located at the back of the Canon Industrial Park off Deans Road.

TERMS

The property is available for rent via lease assignment or subletting to 6.3.2027 at the passing rent of £19,500pa + VAT. The current rent however is subject to an outstanding rent review and is likely to increase. Further information and estimate available on request.

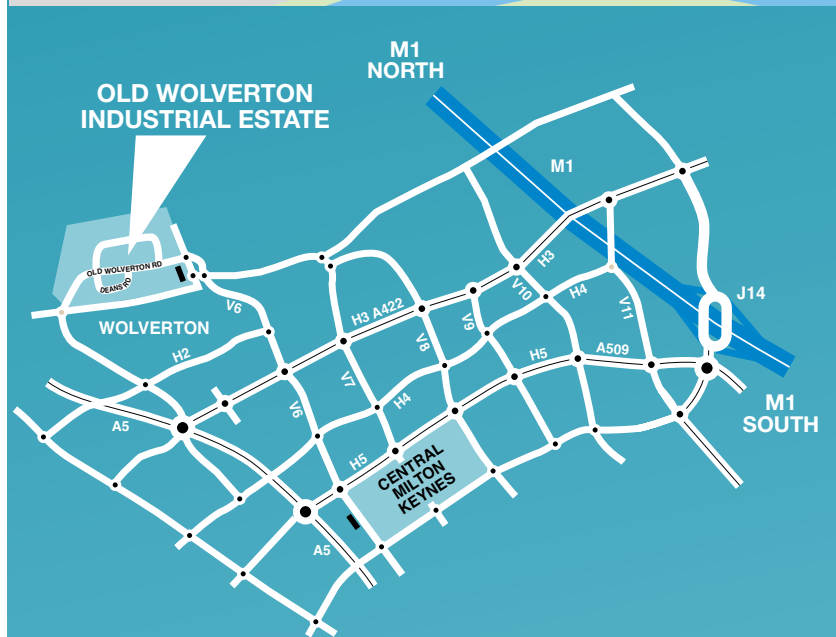
BUSINESS RATES

2023 Rateable Value: £20,500

Approximate Rates Payable 2023/2024: £10,496

EPC

The property has an EPC rating of D - 96.



VIEWING AND FURTHER INFORMATION

For viewing and further information, please contact the sole agent:

Graham Young



graham@louchshacklock.com

DISCLAIMER: The Agents for themselves and for the vendors or lessors of the property whose agents they are give notice that, (i) these particulars are given without responsibility of The Agents or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) The Agents cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of The Agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on the purchase price and / or rent; all figures are exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) The Agents will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.