

Lot 10

17 Stilebrook Road, Yardley Road Industrial Estate,
Olney, North Bucks MK46 5EG

GUIDE PRICE: £475,000



APPROX 15,000 SQ FT DETACHED WAREHOUSE UNIT WITH OFFICES

This detached industrial warehouse unit offers 14,990 sq ft overall and benefits from a secure shared yard and ample car parking. The property is built of single brick/block work construction a corrugated trussed roof. The unit has two roller shutter doors located at the front of the unit and has an existing mezzanine floor which is integral to the existing racking which is more suitable for document storage where mechanical lifting gear is not required. The unit is heated by way of single warm air heater and to the front of the window is a two-storey office block with main entrance lobby, offices, kitchenette and WCs. The unit has a car parking area located to the front and there is also a joint access road that leads to a gated yard area at the rear. The property forms part of a popular industrial estate on the edge of Olney Town Centre and will be of interest to investment purchasers and/or owner/occupiers. The auctioneers are awaiting confirmation of whether VAT applies to this lot. Please refer to legal pack in this regard



LOCATION

The town of Olney is situated between Milton Keynes, Northampton and Bedford which are all approximately 10 miles distant. Good road links serve the area including the M1 motorway that can be joined at Junction 14, approximately 8 miles distant which provides good access to the national motorway network as well as the A1, A14 and A45. There is also access from the premises via the A509 to both Milton Keynes and Wellingborough and via the A428 to Northampton/Bedford. The property is situated within a private development of industrial/warehouse units fronting Stilebrook Road on the outskirts of the town of Olney, access from the B5388 to the North West of Olney Town Centre.

ACCOMMODATION

Industrial/warehouse area (exclusive of mezzanine) 12,338 sq ft. Ground and first floor offices, rest room/WCs area: 2,652 sq ft. Total gross internal area: 14,990 sq ft.

TENURE

Freehold.

LOCAL AUTHORITY & TAX RATING

Milton Keynes Council: 01908 691691

ADOPTED RATEABLE VALUE

Unit 17: £39,750

POPULATION & EMPLOYMENT

Desc.

VENDORS SOLICITORS

Sarah Willson
Howes Percival LLP
252 Upper Third Street
Grafton Gate East
Central Milton Keynes
MK9 1DZ
Tel 01908 247529 DDI or 01908 672682

VIEWING TIMES

By appointment through the Auctioneers.

The site plan shown is for identification purposes only and does not form part of the contract.

STARTING BID

NOTES

FINAL BID

SOLD ■ UNSOLD ■ SOLD PRIOR ■ WITHDRAWN ■