

BREEAM®
Excellent

BLU

1 FEATHERSTONE ROAD | WOLVERTON MILL

MILTON KEYNES

MK12 5TH

31,500 SQ FT (2,926m²)

NEW INDUSTRIAL / WAREHOUSE FACILITY

FOR SALE / TO LET

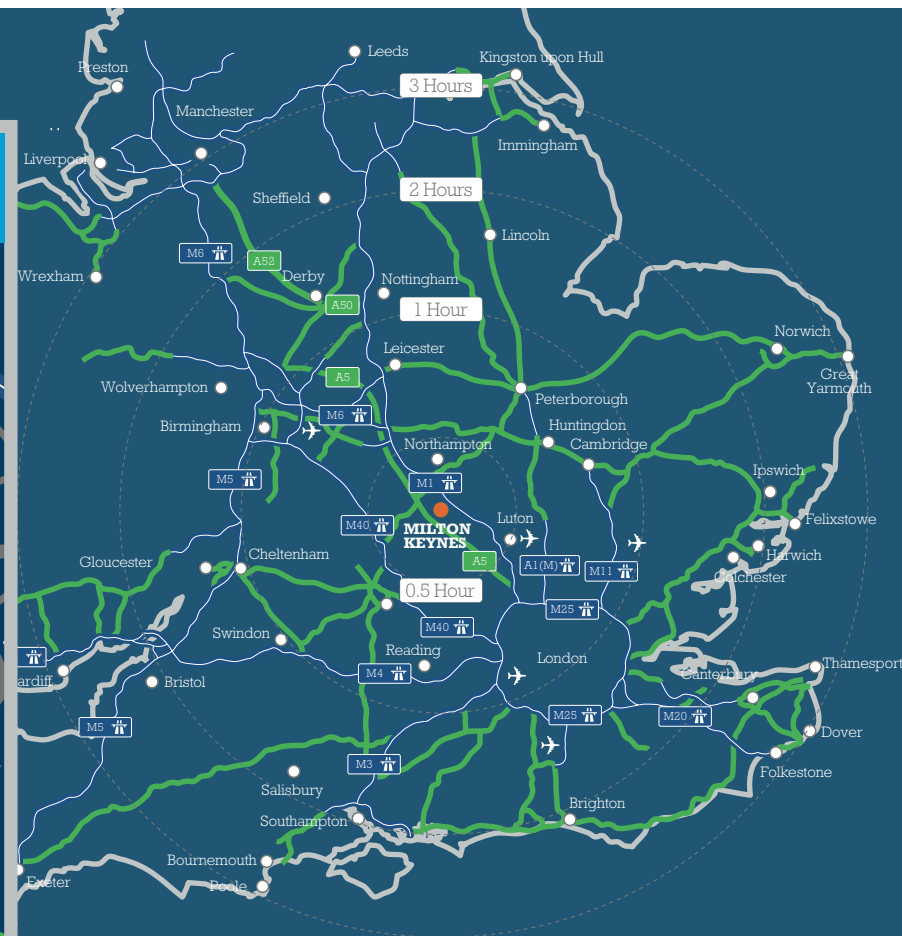
NOW UNDER CONSTRUCTION, COMPLETION DECEMBER 2017



LOCATION

BLU is located fronting Featherstone Road on the Wolverton Mill employment area of Milton Keynes which benefits from excellent access to the A5 dual carriageway via the Abbey Hill interchange.

The estate is approximately 4 miles west of Central Milton Keynes with Junction 14 of the M1 motorway 7 miles to the east.



TRAVEL

BY ROAD

Milton Keynes Centre	4 miles
A5	1 mile
M1 Junction 14	7 miles
London	55 miles
M25	32 miles

BY RAIL

London Euston	34 minutes
Birmingham Airport	43 minutes
Gatwick Airport	85 minutes



DESCRIPTION

BLU is a state of the art new headquarters production/warehouse development built to the highest environmental performance standards. With the offices cooled by air-conditioning the Photovoltaic array ensures that comfort doesn't come at a cost. Situated on a self contained site of 1.6 acres, it is suitable for a range of production/warehouse uses.

Construction is now underway with the unit ready for occupation by the end of 2017. Benefits include:

BREEAM®

BREEAM Excellent specification



2 storey fully fitted offices



Air conditioning to offices and core area



6.1m min eaves height rising to 8.2m



Ground level access loading



Photovoltaic array generating 25KW



Secure service yard with lorry parking



64 car parking spaces



160 kVA power supply

ACCOMMODATION*

Production/Warehouse	27,248 sq ft	(2,532 m ²)
Ground Floor Office	2,019 sq ft	(188 m ²)
First Floor Office	2,236 sq ft	(208 m ²)
TOTAL	31,503 sq ft	(2,926 m²)

* Floor areas are subject to survey on practical completion



SERVICES

All mains services including water, drainage, gas and three phase power are available to the building. The agents have not tested any of the available services and interested parties are advised to make their own enquiries as to their condition.

TERMS

The unit will be available leasehold by way of a new full repairing and insuring lease. Freehold terms are available on request.

RATES

The unit will be assessed for Business Rates once construction of the property has been completed.

LEGAL COSTS

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

VALUE ADDED TAX

Prices outgoings and rentals are quoted exclusive of but may be liable to VAT at the prevailing rate.

EPC

The Energy Performance Certificate for this property will be commissioned once construction of the property has been completed.



ON BEHALF OF:



FURTHER INFORMATION

Please contact the joint sole agents:

PAUL DAVIES



01908 202 196
paul.davies@bidwells.co.uk

JONATHAN WHITTLE



01908 224 763
jonathan@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. 08.17.