

Lot 12

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

GUIDE PRICE: £350,000



VACANT INDUSTRIAL/WAREHOUSE UNIT OFFERING 11,554 SQ FT OF SPACE

This detached industrial warehouse unit offers additional two storey offices and a self-contained secure yard. There are ample car parking facilities and the warehouse forms part of a popular small industrial estate on the edge of Olney Town Centre. The property is constructed of single brick/blockwork with a corrugated trussed roof. The unit comprises of a two storey office block to the front with industrial warehouse units to the rear. The industrial part is laid out as such that it would be easy to split into smaller units and there is also the possibility to extend the unit at the rear subject to obtaining any necessary planning consent that may be required. The offices mainly comprise of first floor accommodation with toilet and kitchen facilities and are heated by gas warm air heating. There is additional parking to the front of the premises along with a spacious yard to the rear. Furthermore, a garage door opening allows vehicular access to the warehouse. The property is offered for sale with full vacant possession and we understand from our clients that VAT is not applicable to this lot. The auctioneers reserve the right to sell this lot individually or jointly with 17 Stilebrook Road.



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, accessed from the B5388 to the North West of Olney Town Centre.

ACCOMMODATION

Industrial/warehouse area: 9,879 sq ft
Ground floor offices and ancillary areas: 601 sq ft
First floor offices: 1,074 sq ft
Total gross internal area: 11,554 sq ft

TENURE

Freehold.

LOCAL AUTHORITY & TAX RATING

Milton Keynes Council 01908 691691

ADOPTED RATEABLE VALUE

Unit 15: £32,750

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

Strictly by appointment through the Auctioneers.

An EPC has been applied for in relation to this lot

STARTING BID

NOTES

FINAL BID

SOLD ■ UNSOLD ■ SOLD PRIOR ■ WITHDRAWN ■