

Lot 13

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

GUIDE PRICE: £450,000



APPROX 15000 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 with two roller shutter doors 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 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 and will be of interest to investment purchasers and/or owner/occupiers. We understand that VAT is not applicable to the purchase of this lot. The auctioneers reserve the right to sell this lot individually or jointly with the 15 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, 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

VENDORS SOLICITORS

Sarah Wilson
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VIEWING TIMES

Strictly by appointment through the Auctioneers.

An EPC has been applied for in relation to this lot