

To Let

Unit 1, St. Marys Avenue, Stony Stratford

 £45,000 Per Annum

 5,715 Sq Ft approx. / 530.92 Sq M

 This substantial commercial property extends to approximately 5,715 sq. ft. and benefits from B8 (Storage & Distribution) use, offering flexible accommodation suitable for a range of warehouse, storage and logistics occupiers. The premises provide a spacious open-plan layout with ancillary staff and storage facilities, offering a practical configuration capable of accommodating a variety of operational requirements.

 Externally, the property benefits from a generous secure yard, ideal for vehicle parking, car storage, fleet operations or external storage, providing valuable additional space for businesses requiring extensive outdoor areas. The property offers an excellent opportunity for occupiers seeking adaptable accommodation with extensive external space.

For further information
please contact:

01908 611408

73 High Street, Newport
Pagnell, Milton Keynes,
MK16 8AB





Unit 1, St. Marys Avenue, Stony Stratford, Milton Keynes, MK11 1EB

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Location

Stony Stratford is located approximately 5 miles northwest of Milton Keynes, with excellent access to the A5 and M1, providing convenient links to London, Birmingham and the wider motorway network. Mainline rail services are available from Wolverton and Milton Keynes Central, offering regular connections to London Euston, Birmingham and other major destinations.

Terms & Tenure

The premises are to let on new fully repairing and insuring terms to be agreed at a rental of £45,000 per annum exclusive and minimum term of 5 years.

Accommodation

Total Area: 5715 Sq. Ft. / 530.92 Sq M

Rates

Rateable Value £22,250. The rates payable may be affected by transitional arrangements. Interested parties should call the local Rating Authority for further advice.

EPC

The EPC rating for the property is TBC.

VAT

All figures are quoted exclusive of VAT, purchasers and lessees must satisfy themselves as to the applicable VAT position, seeking appropriate professional advice.

Costs

Each party is to be responsible for their own legal costs.

Viewing

Strictly by appointment only please contact



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