





To Let

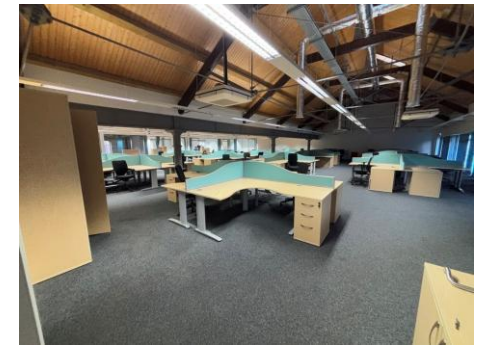
Unit 6, 53/54 Triangle Building, Wolverton Park Road, Wolverton, Milton Keynes, Bucks, MK12 5FJ

 £70,000 Per Annum

 7,158 Sq Ft / 664.98 Sq M

 Substantial first-floor office space the unit includes a welcoming Reception Area, a versatile Open Plan Office space suitable for approximately 60 desks, and 6 glass-fronted ancillary offices perfect for private meetings. Additional amenities include a locker room, toilets, a staff room/kitchenette, and a secondary kitchen area.

 The property is equipped with essential climate control features, including electric heating and air conditioning, ensuring a comfortable working environment. Ample parking spaces further enhance the convenience of this site.





For further information
please contact:

01908 611408
73 High Street, Newport
Pagnell, Milton Keynes,
MK16 8AB

Unit 6 53/54 Triangle Building, Wolverton, Milton Keynes, MK12 5FJ

Location

Situated in the thriving district of Wolverton, Milton Keynes, the property boasts a strategic location with excellent connectivity. Convenient road links to the A6 and M1 make it easily accessible for employees and clients alike. For those traveling by rail, Wolverton train station is within close proximity, offering fast and direct services to Central London and connections to other major cities.

Terms & Tenure

The premises are available to let on new terms to be agreed at a rental of £70,000 per annum exclusive.

Accommodation

First Floor Office	7,158 sq ft (664 sq m)
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EPC

The EPC rating for the property is 39 - Band B.

Rates

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

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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Joanne McGirl joanne.mcgirl@stimpsonseves.co.uk

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