




## To Let

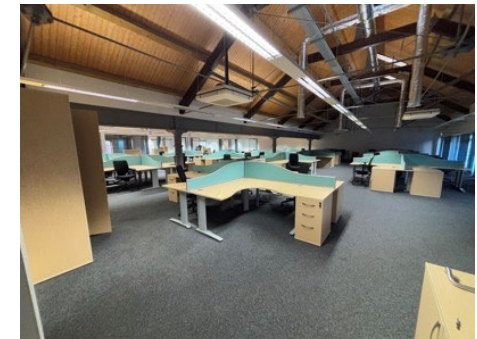
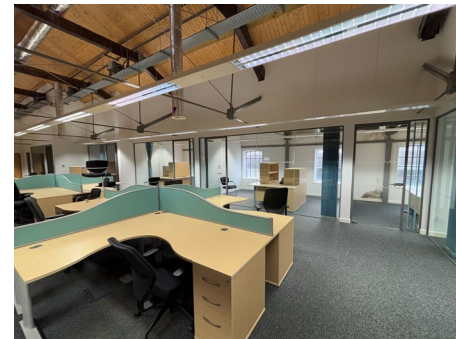
### Unit 6, 53/54 Triangle Building, Wolverton Park Road, Wolverton, Milton Keynes, MK12 5FJ

 £70,000 Per Annum

 7,158 Sq Ft / 664.98 Sq M

 Substantial first-floor office space includes a welcoming reception area, versatile open plan office space suitable for approximately 60 desks, and 6 glass-fronted ancillary offices perfect for private meetings or collaborative work.

 Benefits include locker room, ladies', gents', and disabled toilets, 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 year-round. Ample parking spaces further enhance the convenience of this site.



For further information  
please contact:

01234 341311

Graylaw House, 21  
Goldington Road,  
Bedford, MK40 3JY

## 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.

Wolverton itself is a vibrant area with a rich industrial heritage, blending modern amenities with a welcoming community atmosphere. A variety of local businesses, eateries, and services add to the area's appeal, making this property an ideal choice for any company looking to establish or expand its presence in the Milton Keynes region.

### 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)

### Rates

Rateable Value TBC. 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 39 - Band B.

### 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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