



To Let

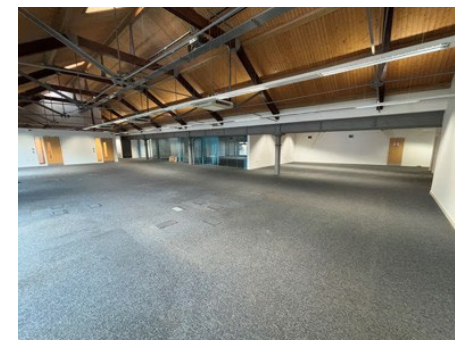
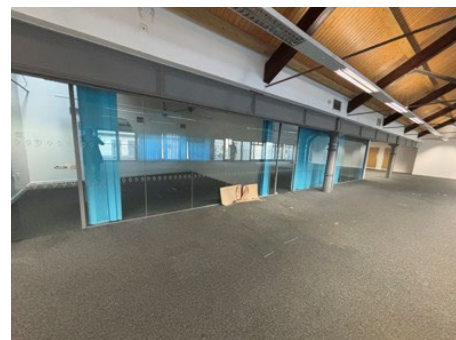
Unit 5, 54/56 Triangle Building, Wolverton Park Road, Wolverton, Milton Keynes, MK12 5FJ

 £70,000 Per Annum

 6,703 Sq Ft / 622.71 Sq M

 First floor office space comprising a large reception area that creates a welcoming first impression, followed by a spacious open-plan office that can accommodate up to 50 desks. The unit also features 6 ancillary offices, ladies, gents, and disabled WCs., staff room/kitchenette and further storage rooms.

 The office is equipped with electric heating and air conditioning, ensuring a comfortable working environment year-round. Ample parking spaces are available, making commuting hassle-free for employees.



Unit 5, 54/56 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.

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	6703.5 sq ft	622 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 24 - Band A

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:

Sean Sumbillo sean.sumbillo@stimpsonseves.co.uk

Joanne McGirl joanne.mcgirl@stimpsonseves.co.uk