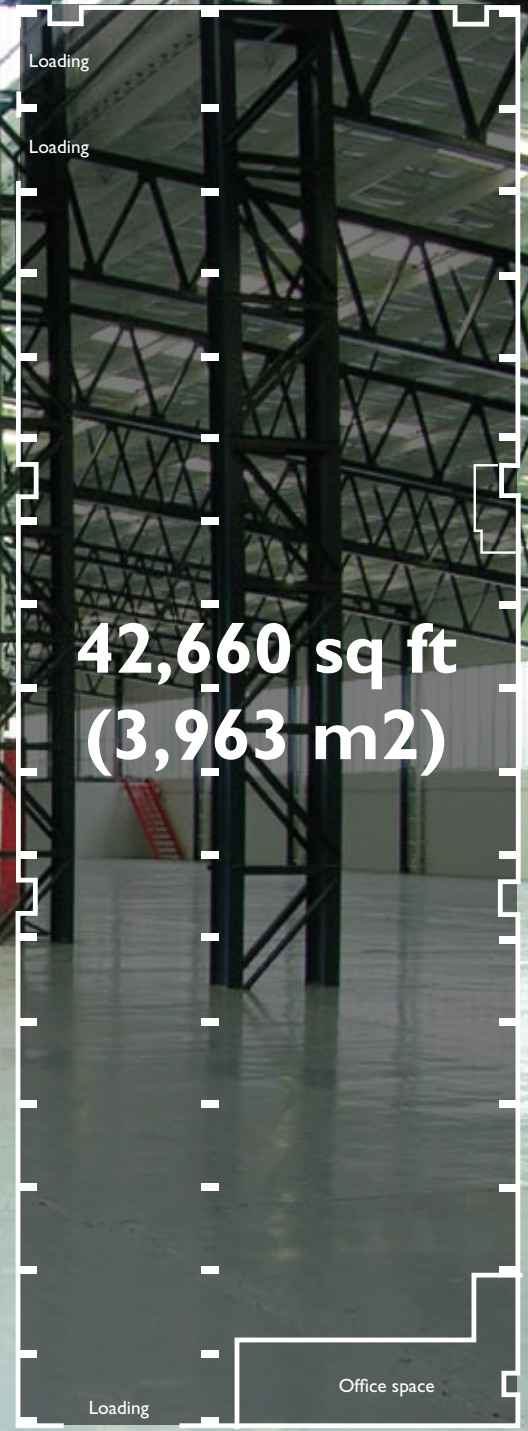


TO LET
High Capacity
Distribution/Industrial Building

42ft (12.8m)

Olney
Milton Keynes
MK46 5EA



42,660 sq ft
(3,963 m²)

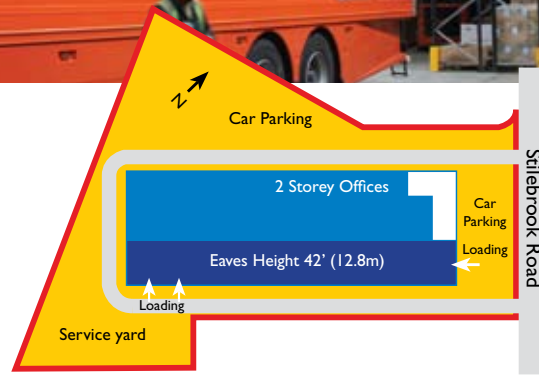


The town of Olney is equidistant from Milton Keynes, Northampton and Bedford.

Junction 14 of the M1 motorway is only 8 miles distant, providing good access to the national motorway network and the A1, A14 and A45.

Previous tenants include Madison Cycles and NYK.

- Detached self-contained building
- Up to 13m (42 ft) internal height
- 5 tonne gantry crane
- Approximately 6,000 pallet positions
- 2.25 acre site
- Good access to Milton Keynes, Bedford and Northampton
- 3 loading doors



Schedule of Areas

Warehouse/Production	39,372 sq ft.....(3,657.8 m ²)
Office/Ancillary	3,290 sq ft.....(305.6 m ²)
Total gross internal area	42,662 sq ft.....(3,963 m²)



Terms

Available to let on flexible terms.

Viewing

Strictly by appointment

01932 566666



Misrepresentation Act: These particulars do not constitute any part of an offer or contract. All statements contained herein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statements or representations of fact. Intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.