

# 01908 224 760

www.louchshacklock.com



14 VERMONT PLACE | MICHIGAN DRIVE | TONGWELL MILTON KEYNES | MK15 8JA

# BUSINESS UNIT - FOR SALE 1,098 sq ft / 102 m<sup>2</sup>

- Modern business premises
- Recently refurbished
- Air-conditioning and LED lighting
- Fitted kitchen area
- 4 allocated parking spaces
- FOR SALE with vacant possession



# 01908 224 760

## www.louchshacklock.com



#### Description

Vermont Place is a development of two-storey business units arranged around three courtyards with access for loading and car parking. The units have elevations clad with a combination of facing brick and profiled steel cladding, with aluminium framed glazed sections. Unit 14 is an end of terrace unit at the front of the estate.

The property benefits from air-conditioning, new carpets, new decoration and new LED lighting throughout. The Ground Floor has a roller shutter loading door (2.39m width x 2.27m height) and the 1st Floor has a raised access floor, fitted kitchen area, two glazed partitioned offices and WC.

There is an intruder alarm, internet connection, intercom entry system and "4 allocated car parking spaces, including an EV charging point.

#### Terms and Tenure

The freehold interest in the property is available for sale with vacant possession.

## Specification

- ✓ Modern business unit suitable for a range of office/ light industrial uses
- ✓ Prime location close to the M1 motorway
- √ Presented in excellent condition
- ✓ LED lighting and air-conditioning
- √ 4 allocated car parking spaces

#### Floor Areas

	GIA (m²)	GIA (sq ft)
Ground and 1st floor premises	102	1,098

#### **EPC**

The property has an EPC asset rating of B(45).



# 01908 224 760

## www.louchshacklock.com

#### Location

Tongwell is an established employment area on the eastern flank of Milton Keynes close to J14 of the M1 and accessed from the H4 Danstead Way and V10 Brickhill Street urban grid roads. Michigan Drive is a main estate road and leads to Vermont Place. Nearby occupiers include Mercedes Benz, Scania, Volvo, Volkswagen, Makita, Parcelforce and Ocado.

#### Sale Price

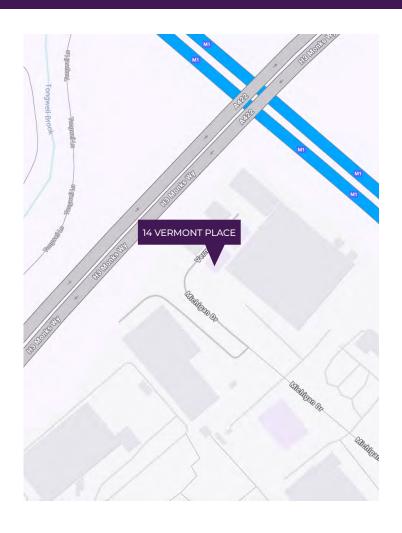
£275,000 exclusive.

#### **Business Rates**

	Rateable Value 2023	Estimated Rates Payable (2024/25)
14 Vermont Place	£10,000	£4,999

### Service Charge

There is a service charge payable for the maintenance and management of common parts of the estate.



14 Vermont Place | Michigan Drive | Tongwell Milton Keynes | MKI5 8JA



Viewing and further information:

Jonathan Whittle



DDI: 01908 224763 jonathan@louchshacklock.com

Louch Shacklock and Partners LLP as agents for vendors/lessors of this property give notice that: 1. These particulars do not constitute nor any part of, any offer or contract. 2. All descriptions, statements, dimensions, references to availability, condition and permissions for use and occupation or other details are given in good faith. However, they are made without responsibility, and should not be relied upon as representations of fact. Intending purchasers or tenants should by enquiry, satisfy themselves as to the correctness and availability in each case before arrangements are made to travel and view. 3. Unless otherwise stated, all prices, rents and other charges are quoted exclusive of value added tax (VAT). Any intending purchasers or tenants must satisfy themselves independently as to the incidence of VAT in respect to any transaction. 4. All plant, machinery, equipment, services and fixtures and fittings referred to in these particulars were believed to be present at the date of publication. They have not, however, been tested and nor does any person in our employment have any authority to make or give, any representation or warranty whatsoever in relation to this property. 5. Louch Shacklock and Partners LLP does not provide any legal, financial or other advice. 6. The Vendor or Lessor does not give Louch Shacklock and Partners LLP or any person in the employment of Louch Shacklock and Partners LLP are in any doubt, please seek professional advice.