



**louchshacklock**  
and partners LLP

**01908 224 760**  
[www.louchshacklock.com](http://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



## 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 (m <sup>2</sup> )	GIA (sq ft)
Ground and 1st floor premises	102	1,098

## EPC

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



## 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

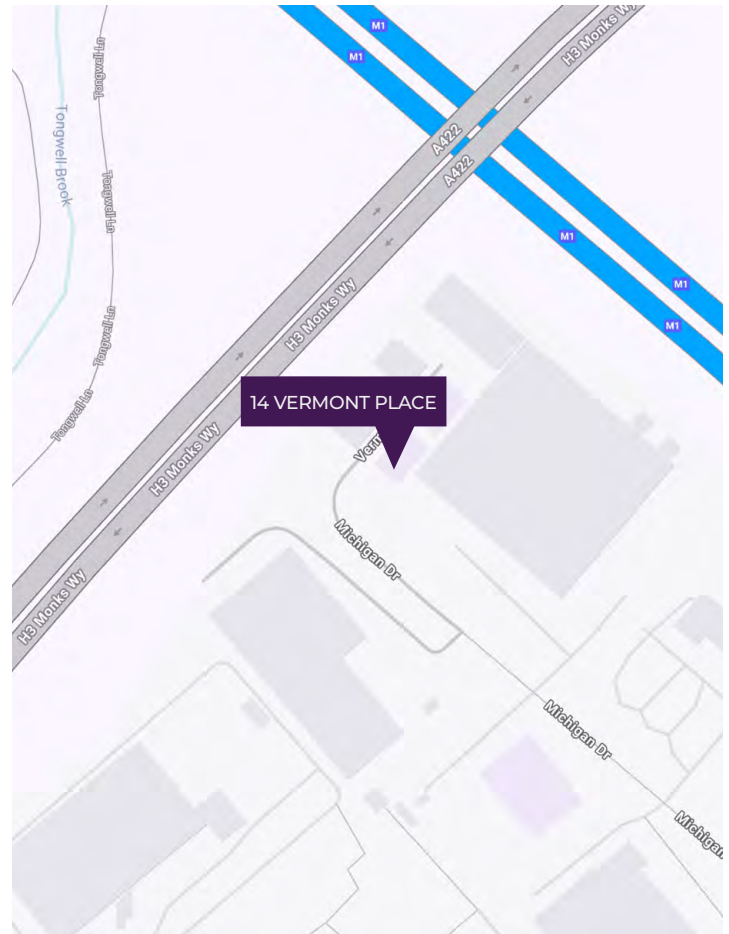
£275,000 exclusive.

## 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 | MK15 8JA**



Viewing and further information:

Jonathan Whittle



DDI: 01908 224763  
jonathan@louchshacklock.com