



Canon
INDUSTRIAL PARK

10 CANONS ROAD

Old Wolverton, Milton Keynes MK12 5TL

INDUSTRIAL / WAREHOUSE UNIT 2,698 sq ft (250.64m²)



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DESCRIPTION

Canons Road is a small unit industrial/storage courtyard scheme constructed in the late 1980's.

The scheme is set back from the Old Wolverton Road adjacent to the Grand Union Canal and accessed via Deans Road.

The units have attractive elevations of dark red brick/flat panel cladding with glazing to office areas.

The steel portal frame construction offers clear span space within the production/warehouse areas. Unit 10 is mid terrace and has a service apron and demised car parking to the front.

SPECIFICATION

- Clear span warehouse space
- Eaves height circa 6.5 m rising to 6.95 m at the apex
- Full height shutter doors approx. 3.58 m high x 4 m wide
- Insulated roof and translucent roof panels
- Single and three phase electricity
- Small kitchenette and WC facilities
- Office/Reception to ground floor
- Mezzanine offices

LOCATION

Milton Keynes is located midway between London and the Midlands and accessed from both junctions 14 and 13 of the M1 Motorway. The A5 also dissects the town.

Canon Industrial Park is located on the established Old Wolverton employment area in Milton Keynes. The employment area is approximately 3 miles north west of the town centre and 6.5 miles from junction 14 of the M1 Motorway. Abbey Hill interchange of the A5 dual carriageway is approximately 2 miles away. Access around Milton Keynes is excellent using the comprehensive grid road system.

Canons Road is located at the back of the Canon Industrial Park off Deans Road.

TERMS

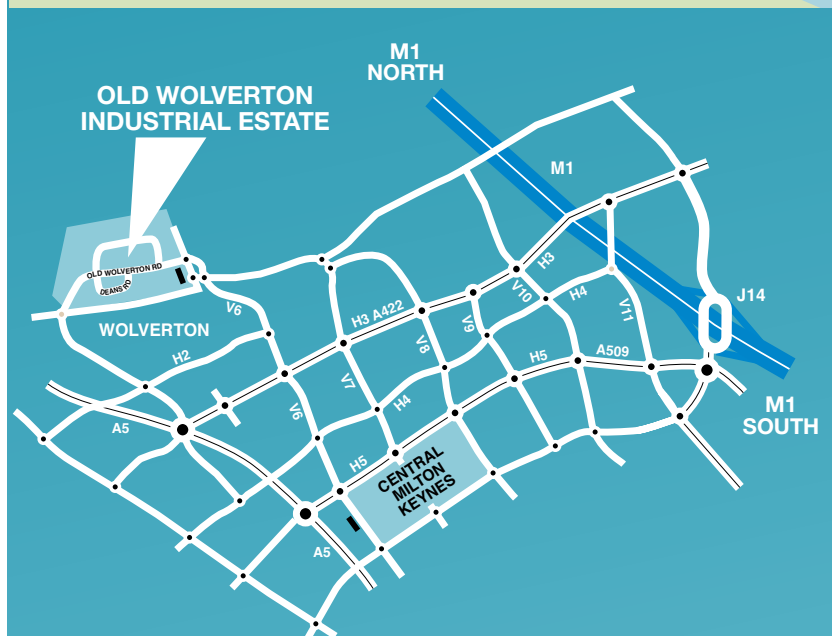
The property is available via a new lease direct from the landlord on full repairing and insuring terms at an annual rent of £36,500pa + VAT.

BUSINESS RATES

2026 Rateable Value : £25,000 / Approximate rates payable
2026/2027: £10,800

EPC

The property has an EPC rating of D - 96.



VIEWING AND FURTHER INFORMATION

For viewing and further information, please contact the sole agent:

Graham Young



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