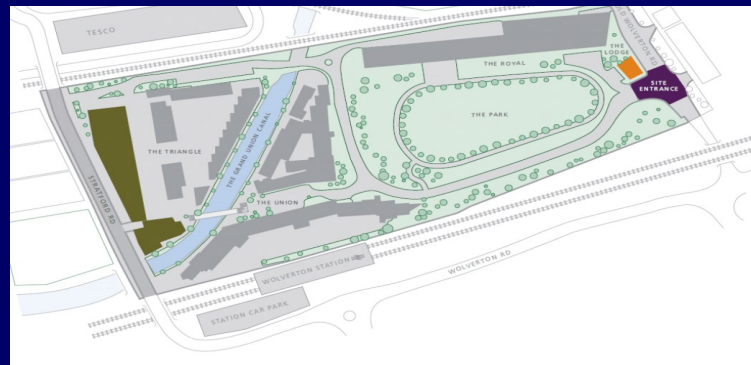
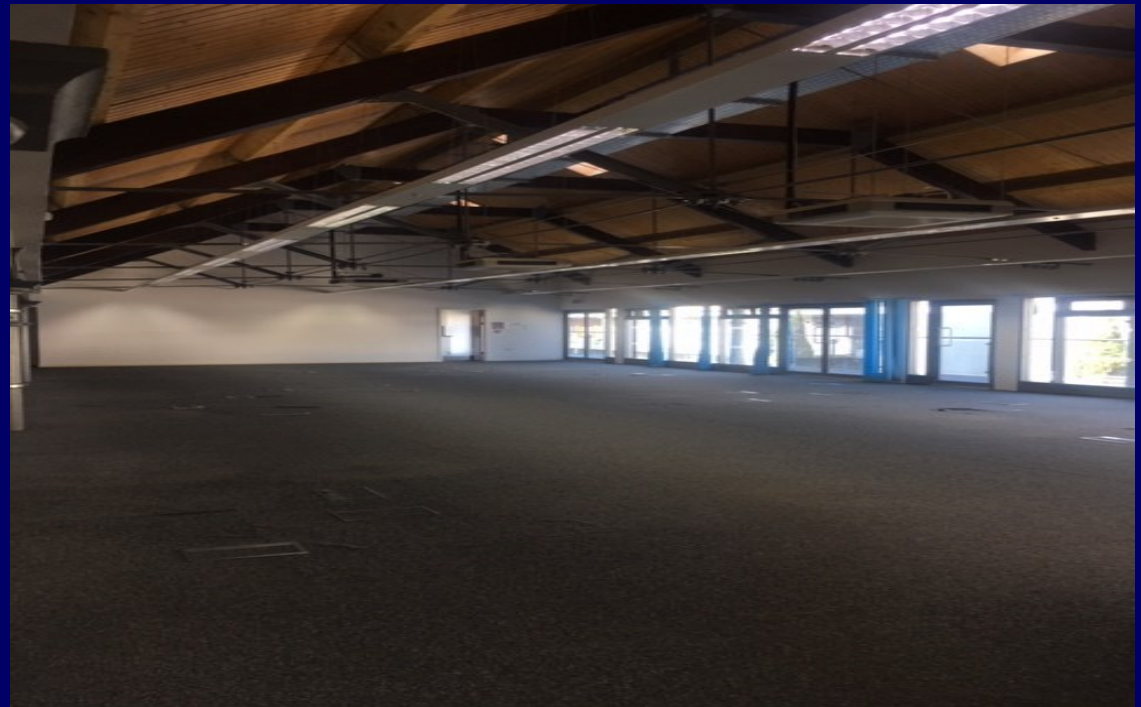


53/54 TRIANGLE BUILDING | WOLVERTON PARK ROAD | MK12 5FJ

FULLY FITTED OFFICE/STUDIO SPACE TO LET

- 6,989 SQ FT
- HIGH QUALITY MIXED USE SCHEME
- AIR CON, CARPETS, KITCHEN, PERIMETER TRUNKING
- ADJ. WOLVERTON STATION
- 17 PRIVATE PARKING SPACES
- FLEXIBLE SHORT TERM LEASES RENT/TERMS ON APPLICATION



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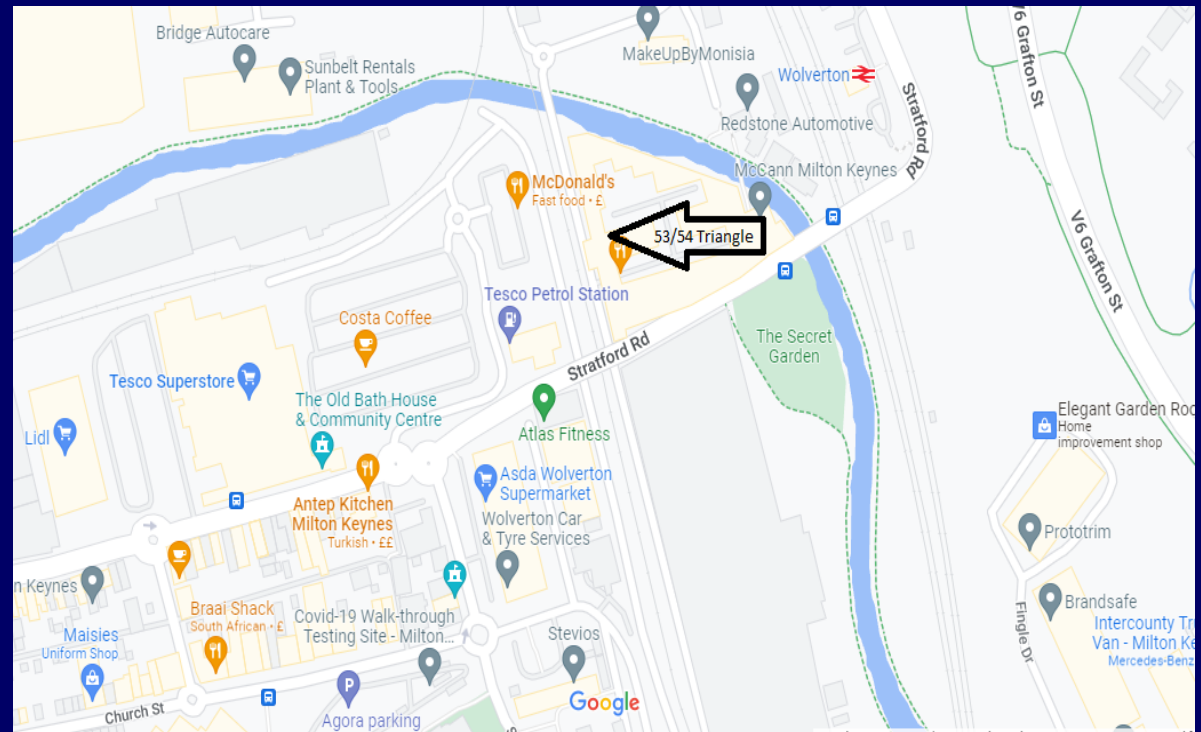
53/54 Triangle Building | Wolverton Park Road | MK12 5FJ

Accommodation: the unit is on the upper ground floor fully fitted with glazed frontages and vaulted ceiling, high quality WC's, kitchen area, storage cupboards, Air Con, perimeter trunking, lighting and carpets already fitted. Ready for immediate possession, with 17 allocated parking spaces. The approximate floor area is 6,989 sq ft

Location: Constructed in 1845 as locomotive workshops for the design, production and maintenance of railway locomotives. The buildings retain the workshop's original steel girders, gables and original features. Tenants include the award winning Ole Tapas Bar and MK Biergarten (Micropub) There are various other office based business's within the building including TFA Advertising agency. This is a high quality 350 unit residential area with offices, retail and is very close to all the amenities of Wolverton including the railway station.

Terms: Property is available to let by means of a new flexible short term lease for a term to be agreed.
Full details and terms available from joint letting agents Punch Retail & Leisure

Legal Costs: Each party to bear their own legal costs



53/54 Triangle Building | Wolverton Park Road | MK12 5FJ



Rateable Value:

All interested parties should contact the Valuation Office www.tax.service.gov.uk/business-rates-find with regards to the business rates liability for the property for 2020/2021.

Viewings:

Further information and viewings strictly by 7 days prior appointment only via

Punch Retail & Leisure

01908 311517

emma@punch.org.uk

rachel@punch.org.uk

MISREPRESENTATION ACT

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