



38 Victoria Road

Bletchley, Milton Keynes, MK2 2NP

**Industrial freehold site for
sale with vacant possession
in Bletchley, Milton Keynes**

6,712 sq ft
(623.57 sq m)

- Redevelopment Potential
- Large Yard
- Site area 0.29 ha 0.72 acres
- OIEO £450,000 excl, VAT invited on an unconditional basis

Summary

Available Size	6,712 sq ft
Price	Offers in excess of £450,000
Rateable Value	£28,250
EPC Rating	Upon enquiry

Description

The site comprises three buildings, with the main building being a workshop featuring a steel mezzanine. It is of dated construction, with a concrete frame, blockwork and corrugated cladding and roofing. The other two buildings are self contained, disused and in a dilapidated state, both being brick built with flat roofs. The site also includes a large surrounding yard/parking area.

Location

Located in Bletchley, the site is accessed off Victoria Road and is well connected to the local road network, with the A5 approximately 1.2 miles away, providing access to Milton Keynes Centre (5 miles) and the M1 at Junction 14 (5.8 miles). The site is 1 mile from Bletchley Station, which offers direct services to London Euston in under 40 minutes. The area is occupied by a range of local businesses, including nearby industrial and retail units along Victoria Road and surrounding streets.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	3,230	300.08
Mezzanine	1,125	104.52
Building - Outbuildings	2,357	218.97
Total	6,712	623.57

Viewings

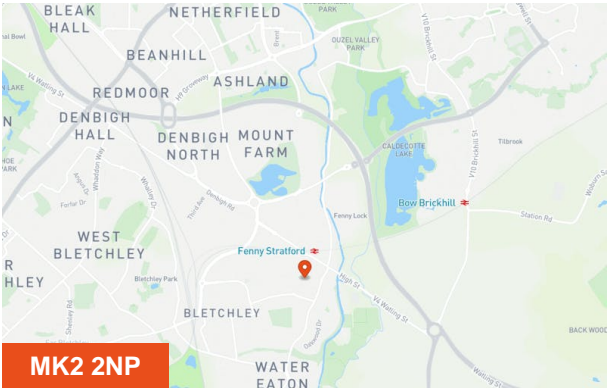
There will be designated viewing dates that are arranged through the sole selling agents Hartnell Taylor Cook.

Anti Money Laundering Procedures

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser will be required to provide and satisfy the Vendor and their agents on the source of the funds used to acquire the property in advance of an exchange.

Legal Costs

Each party is to bear their own legal costs incurred in the transaction.



Viewing & Further Information

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CLOSE

VICTORIA ROAD

Silveroaks Dental

George Street
Community
Centre

GEORGE STREET

Post

Car Park

Car Park

DENMARK STREET

Almshouses

ROWLANDS CLOSE

Trinity Court

North

South

