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CHARTERED SURVEYORS • VALUERS • AUCTIONEERS

On behalf of the Liquidator of Coldchain Vehicle Solutions Limited
PRELIMINARY DETAILS
WORKSHOP/WAREHOUSE PREMISES WITH OFFICES
3,441 SQ FT (319.75 SQ M)



46% office content

Hi-spec office fit out

**Energy efficient by
design**

42 Goulds Close, Chancerygate Business
Centre, Milton Keynes, MK1 1EQ

Freehold
Guide Price £250,000

MGR Appraisals
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Location

The property is located on the newly established Chancerygate Business Centre within the Bletchley area of Milton Keynes. The property sits alongside Watling Street, itself a main arterial road through the region and is also very close to the main A5 trunk road which in turn links through to the M1 motorway. The immediate location has seen a considerable amount of new development in recent years including retail parks, food stores, motor dealerships and the Dons stadium.

Description

The property is the end unit of a terrace of similar buildings based on a steel portal frame construction with all elevations and roof covering being clad with modern curtain walling systems/insulated panels. The building has been designed to be energy efficient and even has its own wind turbine mounted upon the roof. Originally the building would have provided ground floor warehouse with stairs rising to upper floor offices with windows across the front elevation. Subsequent to the original build planning consent was obtained for the creation of additional ground floor offices, a layer of "mezzanine offices", and an extension to the original first floor offices. This has led to the high percentage of office space within the premises.

The property currently has 4 dedicated car parking spaces within the Freehold Title, however, the planning consent referred to above dictates that 2 additional spaces within the curtilage of the site. At the date of these particulars these have not yet been created.

The interior of the office has been fitted out to a high standard and an internal inspection is strongly recommended. Interested parties should note that much of the furniture within the premises is held on finance and is expressly excluded from the sale of the Freehold interest. The furniture may, however, be available for purchase subject to agreement from the finance company/companies and/or the Liquidator.

Important notice

MGR Appraisals for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that: 1). The information contained within these particulars has been checked and is understood to be materially correct at the date of publication; 2). All descriptions, statements, dimensions, references to condition and permissions for the use and occupation or other details are given in good faith; however, they are made without responsibility and should not be relied upon as representation of fact, intended purchasers or lessors should, by enquiry to this office, satisfy themselves as to the corrections and availability, in each case, before arrangements are made to view; 3). Unless otherwise stated, all prices rents and other charges are quoted exclusive of Value Added Tax (VAT). Any intended purchasers or tenants must satisfy themselves independently as to the incidence of VAT in respect of any transaction; 4). All plant, machinery, equipment, services and fixtures and fittings referred to in these particulars were present at the date of publication. They have not, however, been tested and therefore we give absolutely no warranty as to their condition or operation; 5). These particulars do not constitute part of an offer or contract; 6). The vendors or lessors do not make or give – and neither do MGR Appraisals, nor any person in their employment have any authority to make or give – any representation or warranty whatsoever in relation to this property; 7). The date of this publication is October 2010.

Accommodation

The following accommodation is quoted on a gross internal basis.

	Sq Ft	Sq M
Ground floor	1,951	181.25
Mezzanine	613	56.99
First floor	877	81.51
	3,441	319.75

Services

The property has the benefit of mains water, electricity and drainage. It should be noted that none of the services or service appliances have been tested and no warranty is given as to their condition or use.

Service Charge

As estate service charge is levied for the upkeep of the common areas. For the year to June 2011 this is £560.96.

Tenure

The property is held Freehold under Title BM336730.

EPC

A copy of the Energy Performance Certificate can be provided as required.

Planning

The property falls under the jurisdiction of Milton Keynes Council. The current planning for the premises is general industry (Use Class B2) subject to planning application 08/01400/FUL. Any planning enquiries should be directed to the case officer Mark Turner 01908 252 491.

Rates

The property has not been assessed for rates. Further enquiries should be made to Milton Keynes Council: tel 01908 253 794

VAT

It is known that the property is registered for VAT, therefore, VAT will be payable on the purchase price.

Legal Costs

Each party will be responsible for their own legal costs.

Viewing

Viewings can be arranged via prior appointment. Interested parties should be aware that block viewings may be conducted.

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Date Details Prepared

October 2010

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