



FREEHOLD SELF STORAGE BUSINESS

Buckingham Road

Milton Keynes, MK17 0PX

**Prime Opportunity For Investors/
Owner Occupier**

Freehold Self Storage Business

**Warehouse/ Industrial Buildings
with House & flat**

130,680 sq ft
(12,140.57 sq m)

- Highly Profitable Self Storage Business Being Sold As A Going Concern
- Three Acres With B8 Planning
- Newly Built Two Storey Warehouse Building For Self Storage
- 150 Outside Storage Containers With The Ability To Increase
- Vehicle Storage
- Entire Site Secured by palisade Fencing
- Detached Four Bed House With Planning To Extend
- Ideal for future development
- Well Located To The A241, M40 & M1 Motorway North & South Routes
- Entire Site Covered By CCTV Security Cameras

Summary

Available Size	130,680 sq ft
Price	Price on application
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Location

The Site is located in Little Horwood Road immediately off the main A241 dual carriageway which has direct access to the M40, M1 Motorway North & South routes. Milton Keynes Central British Rail Station is within 4.2 miles from the property. Travel time to London Euston is 37 minutes.

Description

Comprises a self contained site of Three Acres of hard standing container and vehicle storage. On the site sits a detached four bed house, office & residential building, newly built two storey warehouse building and single storey stables. Our Clients have occupied the site operating a successful Self Storage Business including outside container and vehicle storage since 2017.

The site combines versatile storage facilities, offices for administrative purposes, Self Contained flat and modern four bed detached house.

The detached two storey house is a spacious four bedroom, three bathroom house in excellent decorative condition which also has the benefit of planning granted in 2017 to add an additional floor, two storey front and rear extension. The planning has been implemented and documented by the Local Authority.

The ground floor area of the two storey warehouse building has been split up to provide 105 storage rooms of varying sizes. The first floor is currently unoccupied therefore offering potential for additional self storage rooms or other uses.

The site provides significant potential for expansion and increasing the income, by letting the flat, house, offices and first floor of the warehouse together with substantially increasing the outside storage containers by using the unused hard standing areas of the site and doubling them up on the existing containers.

The site also lends itself for future development subject to obtaining the necessary planning

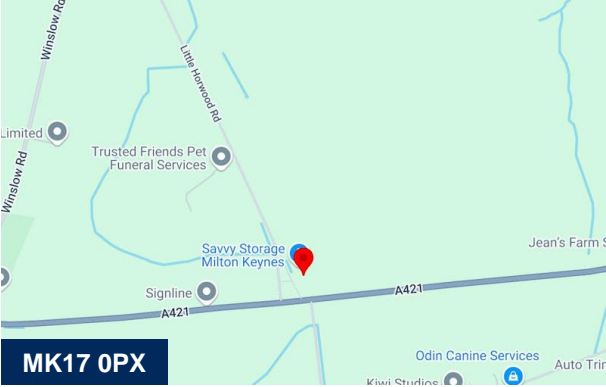
Accommodation

Hard standing land with buildings 3 Acres (130,680 Sqft, 12,140 Sqm)

Name	sq ft	sq m	Availability
Building - Four Bed Three Bath Detached House	2,400	222.97	Available
Ground - Single-Storey Stables Building	656	60.94	Available
Building - Two Storey Office, Residential & Garage	1,250	116.13	Available
Building - Two Storey Warehouse Building	17,400	1,616.51	Available
Total	21,706	2,016.55	

Viewing

Strictly by appointment through owner’s SOLE agents as above.



Viewing & Further Information



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