



OLNEY PARK

OLNEY, MILTON KEYNES, BUCKINGHAMSHIRE

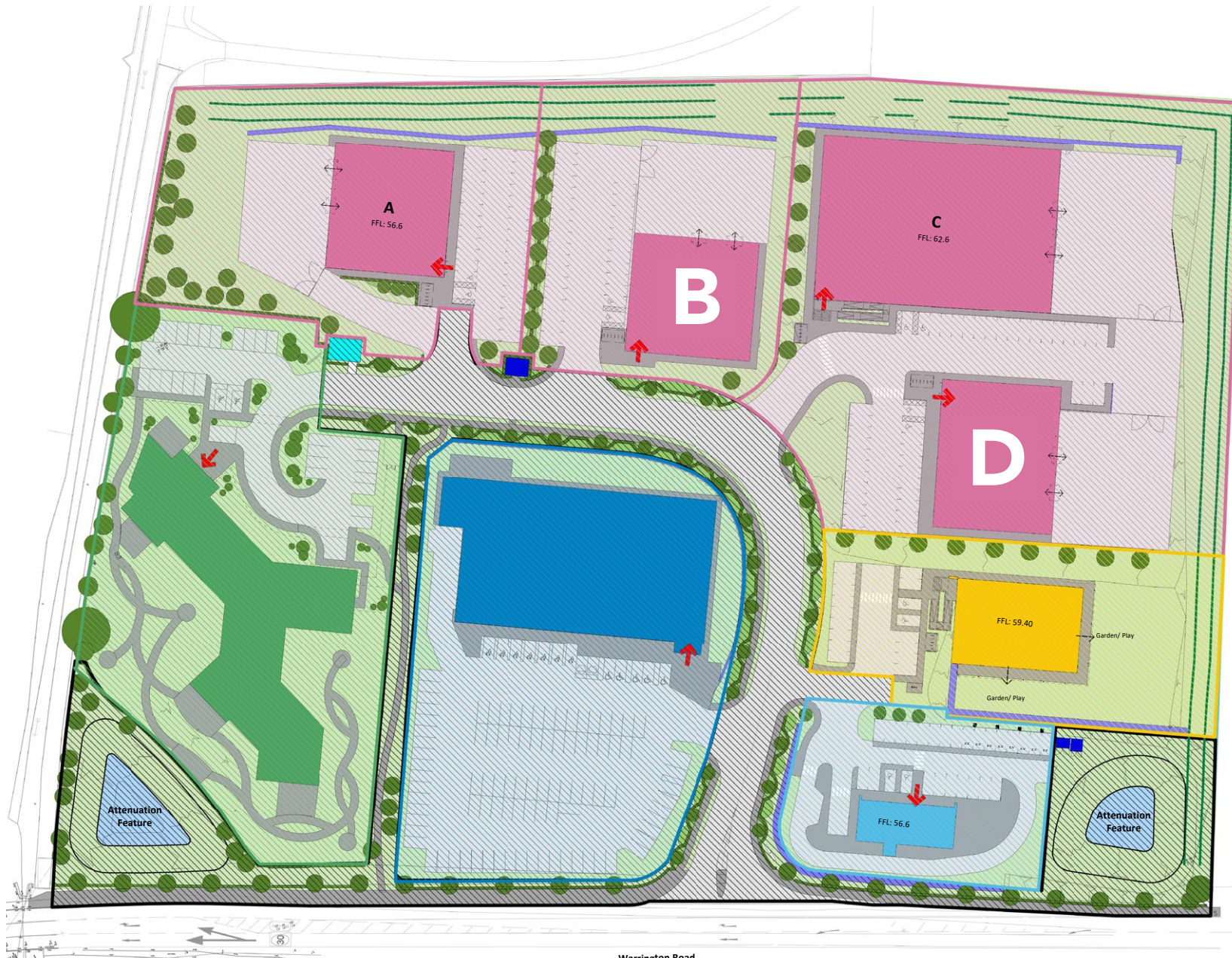
UNIT **B** 13,111 sq ft

UNIT **D** 11,852 sq ft

NEW BUILD COMMERCIAL/INDUSTRIAL UNITS
AVAILABLE **FREEHOLD FOR SALE OR TO LET**

ANGLE
PROPERTY

SITE MASTERPLAN



Units & Committed Occupiers



Unit A

Unit B



Unit C

Unit D



Kingsley Healthcare



Aldi



Starbucks



Busy Bees Nursery

Warrington Road



SITE OVERVIEW

Olney Park is a new and exciting mixed-use development comprising 11 acres with extensive frontage to Warrington Road (A509) on the northern edge of Olney. The site is regular in shape with the topography rising towards the north-west corner providing an elevated and prominent plots.

Olney Park is part of ongoing phases of new developments in the town which are all adding to the town's attractiveness and critical mass. These include 350 new homes as well as a new McCarthy & Stone retirement development.

In addition, Angle Property recently developed a new Sainsbury's foodstore development diagonally opposite Olney Park.



WAREHOUSE & GROUND FLOOR

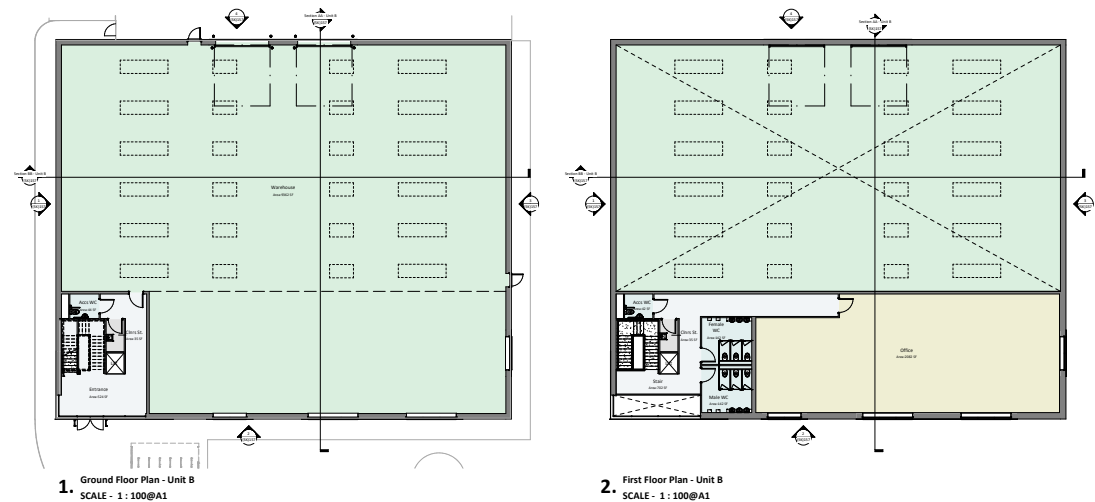
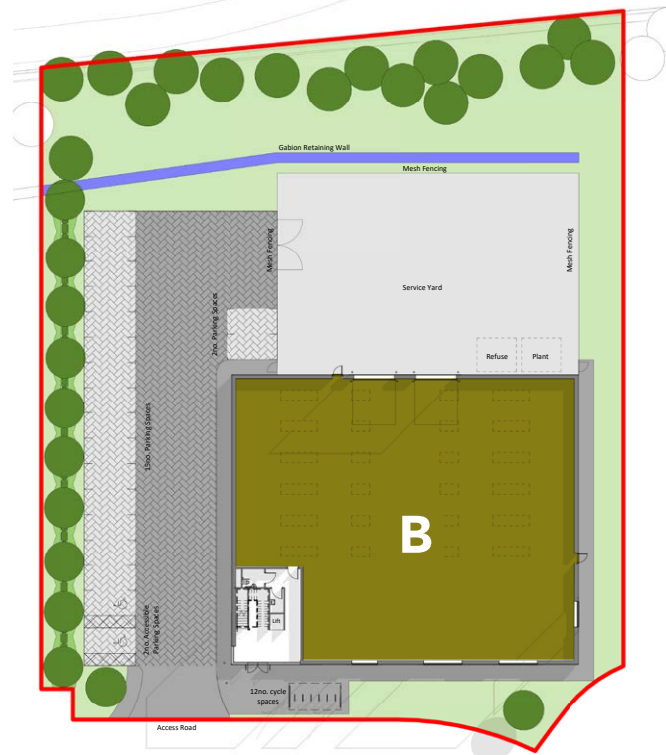
- ▶ 7.5m clear internal eaves height to underside of structural frame
- ▶ Large secure and dedicated private service yard area
- ▶ Capped off services to warehouse area for further purchaser fit out
- ▶ Lift to first floor
- ▶ Floor to be concrete power-floated floor
- ▶ Frontage to be glazed at grd floor to allow natural light and Purchaser internal fit-out

FIRST FLOOR

- ▶ Fitted out Office area
- ▶ Raised Access Floors
- ▶ Ceilings and lighting
- ▶ Toilet provision
- ▶ Ribbon glazing provided to frontage
- ▶ Heating and cooling provided
- ▶ Capped off drainage & water for kitchen/tea point

EXTERNALLY

- ▶ Rear yard area with 2 level access doors
- ▶ Car parking with EV chargers
- ▶ External Lighting



WAREHOUSE & GROUND FLOOR

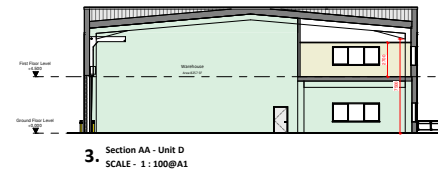
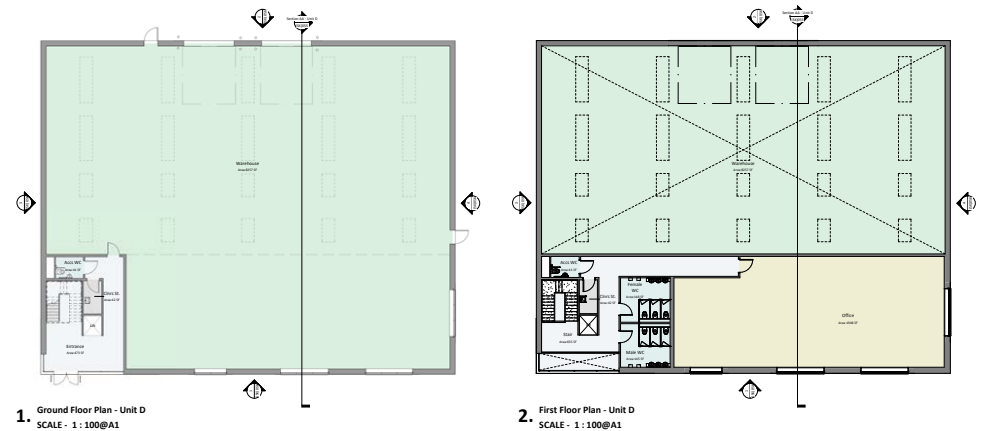
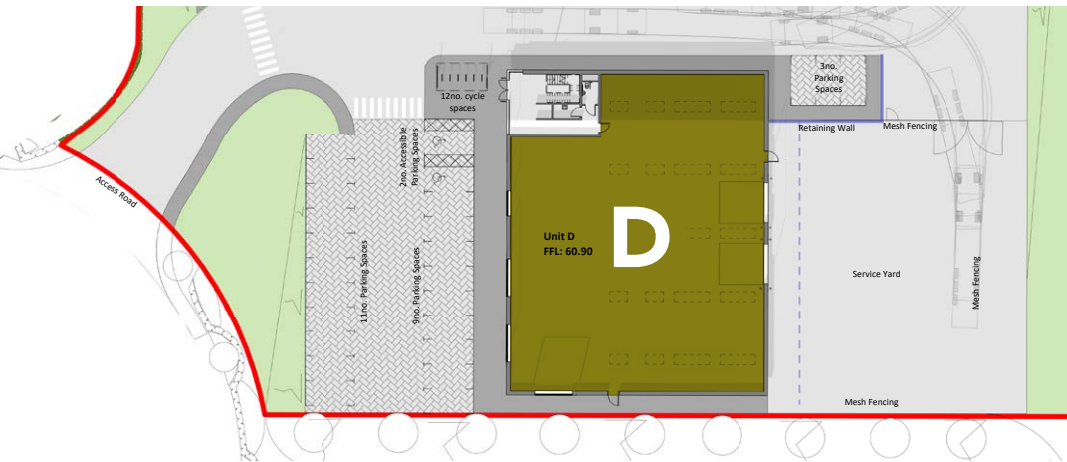
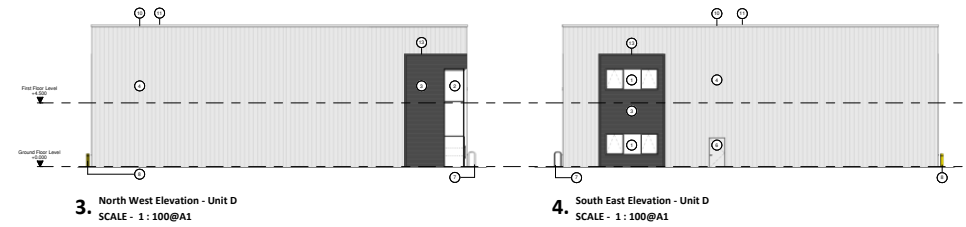
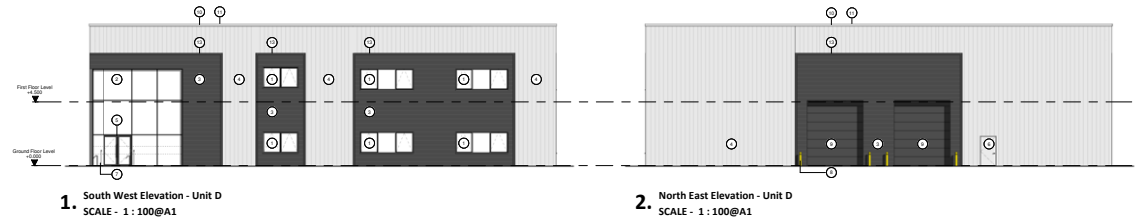
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FLOOR AREA SCHEDULE

Unit	Warehouse GIFA		Ground floor Office		First floor Office		Total GIFA	
	sq ft	sq m	sq ft	sq m	sq ft	sq m	sq ft	sq m
B	9,362	870	623	58	3,126	290	13,111	1,218
D	8,257	767	623	58	2,972	276	11,852	1,103

Indicative CGI



LOCATION

OLNEY PARK

Olney Park is located on the northern edge of Olney situated on the west side of the main A509 Warrington Road.

Olney is an affluent and very popular market town in North Buckinghamshire located between Milton Keynes to the south (11 miles); Northampton to the west (12 miles); Bedford to the east (12 miles); and, Wellingborough to the north (11 miles).

COMMUNICATIONS

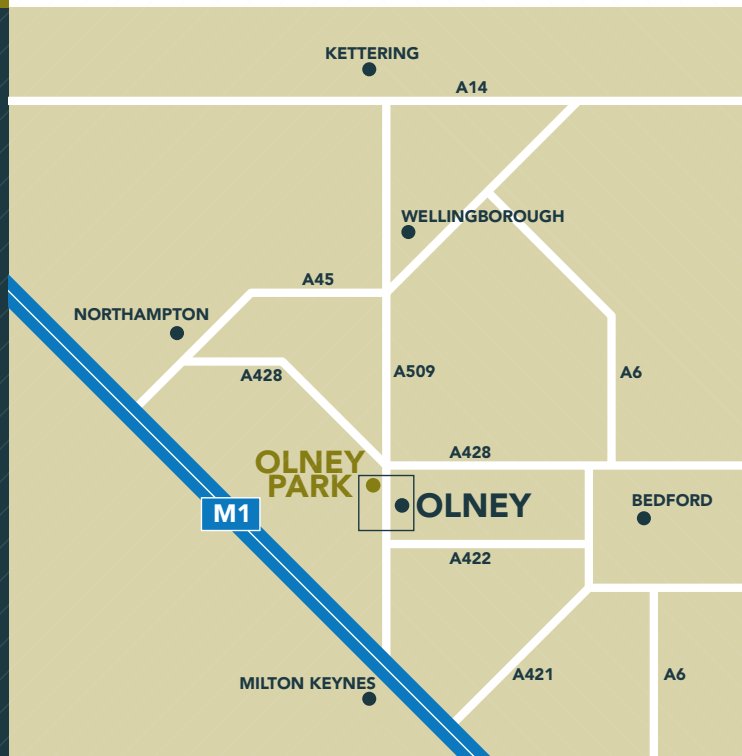
The area benefits from good transport communications, being situated 9 miles north of J14 of the M1 and 11 miles south of the A45 which in turn connects to the A14. Luton Airport is 29 miles to the south.

There are accessible railway stations at all four surrounding towns providing direct lines to London, Birmingham and a range of northern cities. There are also a number of good local bus routes.

TRAVEL TIMES

Olney	miles	mins
M1 J14	7.5	12
Wellingborough	10	19
Milton Keynes	11	20
Bedford	11.5	21
Northampton	12	23
Kettering	18	33
Cambridge	46	68
London	60	98

source: google.com/maps





PROGRAMME AND DELIVERABILITY

Construction commenced on Phase I Olney Park in June 2021. Phase I completes in February 2022. Units B and D will be available for occupation in Q4 2022. Photo of Infrastructure and Unit A construction progressing on site as at October 2021.

CONTACTS



ANTHONY WILLIAMSON

Executive Director

tony@angleproperty.co.uk

Mobile: 07582 222617



01234 341311
www.stimpsonseves.co.uk

GILES FERRIS

Managing Director

giles.ferris@stimpsonseves.co.uk

Mobile: 07802 709272

angleproperty.co.uk/olneypark