

# TO LET

780 Sq Ft (72.46 Sq M)

- Barn Conversions
- Ample free car parking
- Set in beautiful parkland
- Grade II Listed Character properties



## 6 Manor Farm Court

Old Wolverton Road, Old Wolverton, Milton Keynes, MK12 5NN

 **KirkbyDiamond**

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[kirkbydiamond.co.uk](http://kirkbydiamond.co.uk)



## LOCATION

- Manor Farm is within the Great Ouse Valley Park, close to the historic railway of Wolverton in the north west quadrant of Milton Keynes.
- The office development is set back approximately 350m from Old Wolverton Road and surrounded by open fields and parkland.
- Short distance from Central Milton Keynes.
- Surrounded by green space (40+ acres).

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## DESCRIPTION

- Manor Farm Court is Grade II listed office space in the heart of a nature reserve.
- Manor Farm Court offers individual offices in a picturesque landscape benefitting from a high specification finish
- It consists of 8 converted barns surrounded by green space (40+ acres).
- Ample free parking and good internet speeds with a strong community of well established tenants

## TERMS

The premises are available on a new full repairing and insuring lease for a term to be agreed at a rent of £38,520 pa exclusive.

## ACCOMMODATION

<b>Total</b>	<b>72.46 SQ M</b>	<b>780 SQ FT</b>
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\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

**EPC: D (84)**

**Business Rates:** From enquiries we understand that for the current year the rateable value is £12,000 per annum with rates payable in the order of £5,988 per annum. This property may qualify for small business rate relief.

## CONTACT:

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