

# TO LET

2,441 Sq Ft (226.77 Sq M)

- Ample Parking
- Onsite Café
- Excellent broadband provision included
- Providing tranquillity and also convenient access to Central Milton Keynes .



## 9 Warren Yard

Wolverton Mill, Milton Keynes, MK12 5NW

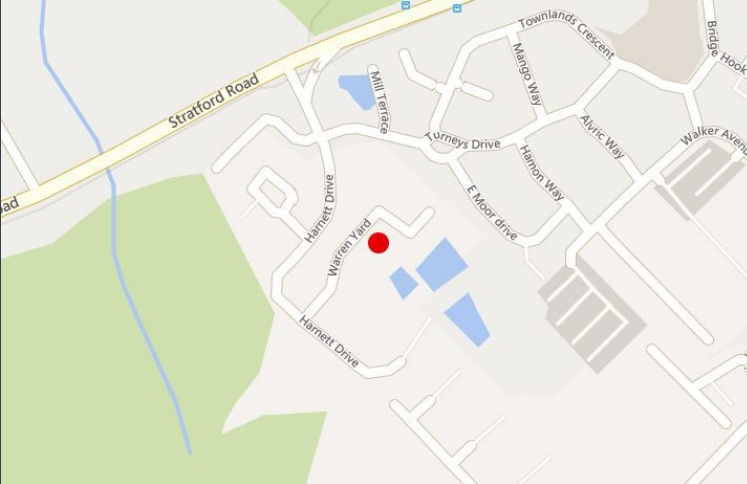
**>D KirkbyDiamond**

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## LOCATION

- Warren Park is on the outskirts of Stony Stratford in the north-west of Milton Keynes, with a 10 minute drivetime to/from the M1 (junction 14).
- A full range of local facilities are available in Stony Stratford, approximately half a mile west of the site, or in the modern city centre of Milton Keynes.;
- Highspeed mainline railway services to London Euston, Birmingham and beyond are available from nearby stations - Milton Keynes Central and Wolverton.
- And local public transport routes are on the property doorstep.

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## DESCRIPTION

- Warren Park is a development of self-contained units, mixing traditional properties with modern buildings in a semi-rural landscape on the edge of Milton Keynes, providing tranquillity but also convenient access to Central Milton Keynes
- Arranged in two courtyards - Canon Harnett Court & Warren Yard - this site provides flexible workspaces for a range of growing organisations
- Warren Park boasts on an on site cafe (The Greek Grill) providing an excellent on site amenity and Victorian Ponds providing an excellent nature escape

## TERMS

The premises are available on a new full repairing and insuring lease for a term to be agreed at a rent of £25 per SqFt pa exclusive.

## ACCOMMODATION (Net Internal Area\*)

Total	226.77 SQ M	2,441 SQ FT
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\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

## EPC: C (57)

**Business Rates:** From enquiries we understand that for the current year the rateable value is £32,500 per annum with rates payable in the order of £16,217.50 per annum. This property may qualify for small business rate relief.

**Service Charge:** This is a contribution towards the external and common part repair and maintenance. Further information available on request.

## CONTACT:

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