

# TO LET

821 - 2,831 Sq Ft

(76.27 - 263 Sq M)

- Character Offices
- Attractive converted properties
- Rural location
- Allocated parking
- Tranquil but accessible.



## Suites

Mercer Manor Barns, Sherington, Newport Pagnell, MK16 9NN



## LOCATION

- The property is located with a scheme of other rural barn converted offices.
- A local bus route links Milton Keynes, Newport Pagnell and Olney to the village
- The village amenities include a village shop and Public House
- Close other market towns of Olney and Newport Pagnell.

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 Google Maps

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## DESCRIPTION

- Mercers Manor Barns comprises a self-contained character office property constructed across ground and first floors
- The property is situated in a courtyard setting blending sympathetically into the rural surroundings
- The offices provide a mix of open plan working space and meeting rooms with open truss roofs at first floor and ground floor in part
- The property is air conditioned with kitchenette and shower facilities
- The property is located within a short drive time of Junction 14 of the M1 motorway and benefits from an excellent on site car parking ratio of 1:179 sq ft

## TERMS

The premises are available by way of new full repairing and insuring terms to be agreed and subject to a quoting rent of £17.50 per sq ft per annum. A service charge will be levied for the upkeep and maintenance of external areas.

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## ACCOMMODATION (Net Internal Area\*)

<b>Total</b>	<b>263 SQ M</b>	<b>2,831 SQ FT</b>
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\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

**Business Rates:** Interested parties are advised to make their own enquiries to the Local Rating Authority (Milton Keynes Council, t: 01908 691 691) to verify this information.

## CONTACT:

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