

TO LET

453 Sq Ft (42.08 Sq M)

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



First Floor

17 Canon Harnett Court, Warren Park, Stratford Road, Milton Keynes, MK12 5NW

>D KirkbyDiamond

Contact: Nick Bosworth or Tate James

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kirkbydiamond.co.uk



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.
- TBC



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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	42.08 SQ M	453 SQ FT
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*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

Business Rates: From enquiries we understand that for the current year the rateable value is £6,700 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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