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**28 Ashby Road, Towcester, NN12 6PG**  
Telephone: 01908 061989

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**TO LET**  
**Unit 1, The Courtyard**  
**Brooklands Farm, Broughton**  
**MK16 0HU**  
**M1 Junction 14  $\frac{3}{4}$  mile**



**OFFICE SUITE**  
**Approximately 1450ft<sup>2</sup>**

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### Situation

Brooklands is an office development converted from a Victorian farmyard, finished to a high specification. The development is in a rural position on the borders of Milton Keynes, just to the east of the city centre, and near to the local shopping centre at Kingston.

### Directions

Leave the M1 motorway at Junction 14. Take the A509 towards Milton Keynes. After approximately 400 yards you will approach the Northfield roundabout, take the first exit onto the A5130, Brooklands is half a mile on the left hand side.

### Description

An office development converted from a Victorian farmyard finished to high specification. The property includes central heating, air conditioning, power data and telephone distribution trunking, category 2 lights, ample parking provision and landscaping. The property is single storey and sits on one side of a central courtyard. Internally the building is mainly open plan and comprises:- reception area, three individual offices and one large open plan office with separate kitchen, store cupboard and toilets

### Services

Mains Water, electricity, private drainage.

### Non Domestic Rates

The rateable value of the property is shown in the 2010 list as £17,500.

### Terms

Rental of £2400 + VAT per month

Plus annual service charge capped at £2 per ft<sup>2</sup>

### Viewing

Strictly by appointment with Sherwill Drake Forbes