



Unit B Old Stratford Business Park, Falcon Drive, Old Stratford MK19 6FG

**TO LET
FOR SALE**

Modern Office Building For Sale

1,524 Sq Ft
(142 Sq M)

Unit B Old Stratford Business Park, Falcon Drive, Old Stratford MK19 6FG

DESCRIPTION

The property comprises a modern two storey office building in a landscaped setting together with allocated parking.

Each office suite is self contained benefiting from gas fired central heating, suspended ceilings with recessed lighting, carpeted raised floors with floor boxes, kitchenette and a disabled WC. The first floor suite benefits from two fitted meeting rooms.

- ✓ Self contained office suites on ground and first floors
- ✓ 5 allocated parking spaces
- ✓ New 999 year lease
- ✓ Kitchenette and disabled WC on each floor
- ✓ Raised floors with data cabling
- ✓ Suspended ceilings with inset lighting

LOCATION

The property is located in Old Stratford which lies 5 miles to the north west of Central Milton Keynes. The property is in immediate proximity to the A5, providing direct access to Central Milton Keynes c. 10 mins drive to the south and J15 of the M1 (Northampton) c. 10 miles distant via the A508.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Ground Floor	762	71
First Floor	762	71
Total	1,524	142

VAT

We understand the property is elected for VAT.

LEGAL COSTS

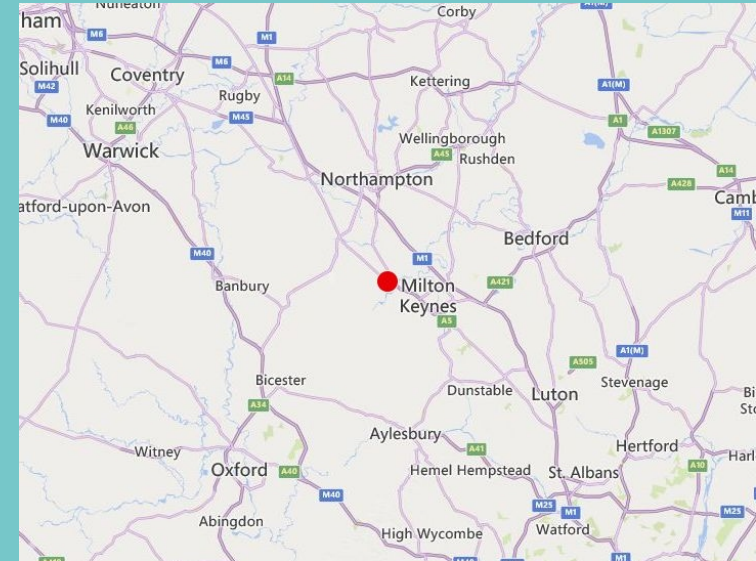
Each party is to bear its own legal costs incurred in the transaction.

TERMS

We are instructed to quote £345,000 for a new 999 year long leasehold interest of the property.

EPC

C-53



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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