

robinson
+ hall



- + Modern and self-contained office
- + 40.12 sq m / 431.84 sq ft
- + Ample parking in a private courtyard adjacent to the offices
- + Dedicated High-Speed Fibre Broadband
- + Available Now

TO LET

£7,000 Per Annum

**Office Suite B, Mount Mill Farm, Stratford Road, Wicken,
Milton Keynes, MK19 6DG**



Office Suite B, Stratford Road, Wicken, Milton Keynes, MK19 6DG

Description

Unit B is a modern office suite unit fronting onto a private courtyard. The offices are accessible from a fully tarmacked road which has been newly surfaced in the spring of 2022.

The suite offers one office room and benefits from central heating and air-conditioning, double glazing windows, dedicated high-speed fibre internet, LED lighting, private toilet and kitchenette.

There is an ample car park on site which can accommodate approximately 80 cars.

Office floor area: 40.12 sq m / 431.84 sq ft

Location

Mount Mill Farm is located in a picturesque, rural location just off of A422 outside Milton Keynes, on the border of Northamptonshire and Buckinghamshire.

The offices are within 9 minutes of Central Milton Keynes and 14-15 minutes to the M1 junction.

Services

We understand that mains electricity and water are available, however, we would recommend that all interested parties check with the relevant statutory authorities as to the existence, adequacy or otherwise of these services for their own purposes.

N.B. None of the services have been tested and it is the responsibility of the proposed tenant / purchaser to satisfy themselves as to their operation / condition.

Terms and Tenure

The premises are to be offered to let by way of a new internal repairing and insuring lease on terms to be agreed.

Service Charge

There is a service charge of £2.50psf for the water, sewage, outside lights, and car park/road maintenance.

Also, there is a £80 pcm charge for the broadband.

Business Rate

From information obtained from the Valuation Office Agency website www.voa.gov.uk the property has a current ratable value of £6,900.00.

Please note it is the proposed tenant's responsibility to fully satisfy themselves and verify the business rates by contacting the local authority.

Planning

We understand the premises benefits from Class E office use, however, it is the proposed tenant's responsibility to fully satisfy themselves in this instance by contacting the local authority.

VAT

All rents, prices and premiums are stated exclusive of VAT under the Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisers as to their liabilities, if any. Please note the advertised rent is exclusive of VAT and this will be applied.

Viewings

Strictly by appointment through Robinson and Hall LLP.

To arrange a viewing, please call:
Bedford Commercial
01234 351000 option 2



Land and Property Professionals

Unit 1, Highfield Court, Highfield Road, Oakley, Bedford, MK43 7TA

Agent's Notes

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2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending buyers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Robinson & Hall LLP have not tested any of the services or equipment.

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