

TO LET



Suites 12 4 5 & 6 Mercer Manor Barns
Newport Pagnell
MK16 9NN

- Character Offices
- Close to Olney and Newport Pagnell
- Short Drive to Junction 14 M1
- Available Separately or as a Whole

Location

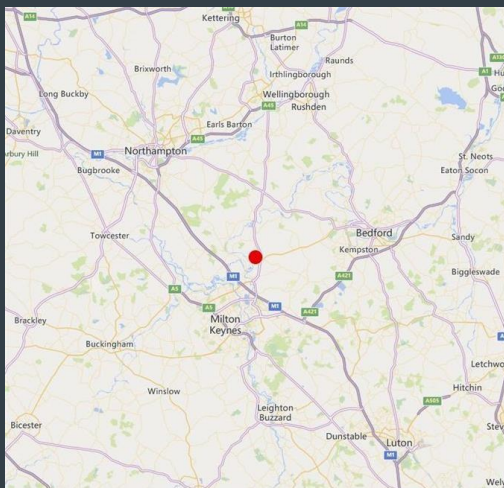
Mercers Manor Barns are located in the village of Sherington affording direct access to the A509 and within 4.5 miles of Junction 14 of the M1 motorway. A local bus route links Milton Keynes, Newport Pagnell and Olney to the village. The village amenities include a village shop and Public House. Fibre optic broadband is also available.

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.

Tenure

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

Character office suites
Glazed partitioning
Open plan suites
Staff kitchen
Male & female WCs
LED lighting
Air conditioning

Floor Area (NIA)

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition

1 & 2	2,125 SqFt	197.41 SqM
4 & 5	1,851 SqFt	171.96 SqM
6	703 SqFt	65.31 SqM
Total	4,679 SqFt	434.68 SqM

Areas quoted are approximate and should not be held as 100% accurate.

VAT

Intending purchasers should satisfy themselves as to the incidence or otherwise of VAT on this transaction.

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.

Further Information

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