Russell & Butler
independent estate agents

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OPEN 7 DAYS A WEEK
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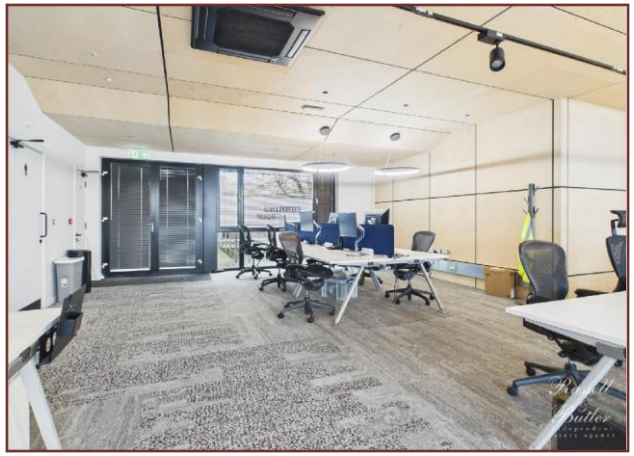
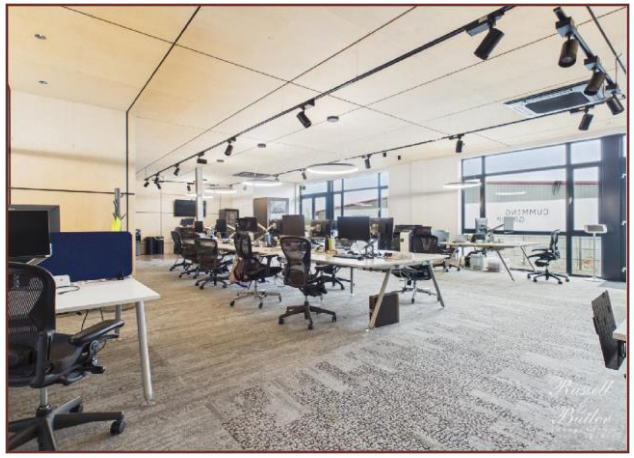
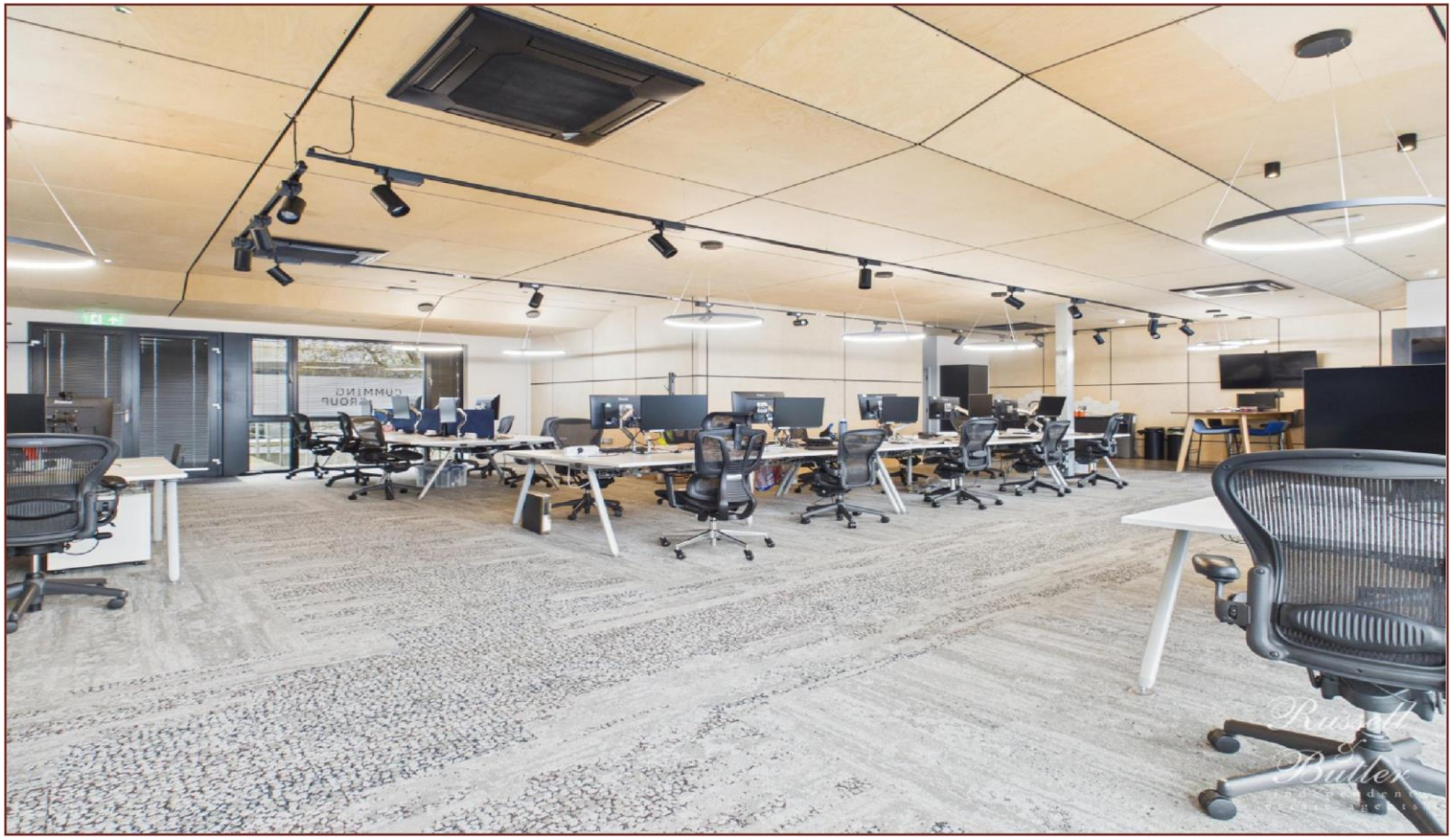
Apollo Office Court, Radclive Road, Gawcott, MK18 4DF
Asking Price £400,000 Leasehold

A rare and exceptional opportunity to acquire two premium office units, currently combined to form an impressive, light-filled workspace of approximately 2,075 sq ft. Stylishly finished throughout, the accommodation provides a contemporary, professional environment ideally suited to established businesses or ambitious growing companies. The space benefits from full air conditioning, a modern fitted kitchen with integrated fridge and dishwasher, a dedicated board/meeting room, and a secure, air-conditioned media cupboard. Externally, each office enjoys dedicated on-site parking, alongside access to visitor spaces, all within a secure gated office complex. Currently configured as a single seamless office suite, the current owners may consider reinstating the layout into two separate units if required and are open to selling the offices individually or together, offering valuable flexibility to prospective purchasers. The offices are presently occupied, with the existing tenant scheduled to vacate at the end of December 2026, making this an attractive investment or future owner-occupier opportunity.Situated in a highly accessible location with excellent connections to the M40, M1, and Milton Keynes train station, this is a standout chance to secure high-quality office accommodation in a well-connected business setting. Early viewing is strongly recommended. EPC Rating: A. Lease details: 999 years from and including 29 September 2006. Management charges reviewed every year but typically £1200 P/A.







Main Office
53' 6" X 38' 8" (16.33m X 11.81m)
Air con, two separate w.c's, storage cupboard, media storage cupboard with air con, double glazed French door to front and rear aspect.

Board Room
14' 0" X 13' 2" (4.29m X 4.02m)
Air con, double glazed window to front aspeect.

Kitchenette
Inset single drainer stainless steel sink unit with cupboard under, further built in drawers, integrated dishwasher, integrated fridge, double glazed French doors to front and rear aspects.

Managment company Information
Costs covered by Apollo 3 Management Co:

- Buildings insurance
- Water rates
- Electricity for communal areas incl. car park &
- courtyard lighting, lift, fire alarm, security gate & treatment plant.
- Security gate maintenance
- Fire alarm maintenance
- Fire alarm monitoring telephone line
- Fire alarm monitoring by central station
- Heating & air con maintenance
- Lift maintenance
- Emergency lift telephone line
- Foul water treatment plant maintenance incl. desludging.
- Drainage pumping station maintenance
- Environment Agency charges
- Drains / Gutters maintenance and clearance
- Refuse removal (general refuse for 3 bins)
- Cardboard Compactor Rental
- Landscape maintenance of courtyard & surrounding areas
- Tree pruning
- Car Park white lining
- Fire extinguisher maintenance / replacement in communal
- areas.
- PAT testing in communal areas
- Snow clearing and gritting of car park, walkways &
- staircases as necessary
- Repairs and replacement of external lighting units.
- Repairs / Replacement to 1st floor decking walkways.
- Maintenance of lighting protection.
- Windows & facia surrounds cleaning (quarterly)
- Cleaning of building facades (annually)
- Maintenance of entrance sign
- Defibrillator battery & pads replacement.
- Bank charges
- Annual accountancy fee and annual return

Please Note
Lease details: 999 years from and including 29 September 2006.
Management charges reviewed every year but typically £1200 P/A..
EPC rating: A

Mortgage Advice
If you require a mortgage, we highly recommend that you speak to our Independent Mortgage Adviser Clare Jarvis. Clare is associated with Mortgage Advice Bureau which is one of the largest and best broker firms in the country, having access to the whole of market and due to the volume of mortgages they place often get exclusive rates not available to others too. Please contact us for further information.

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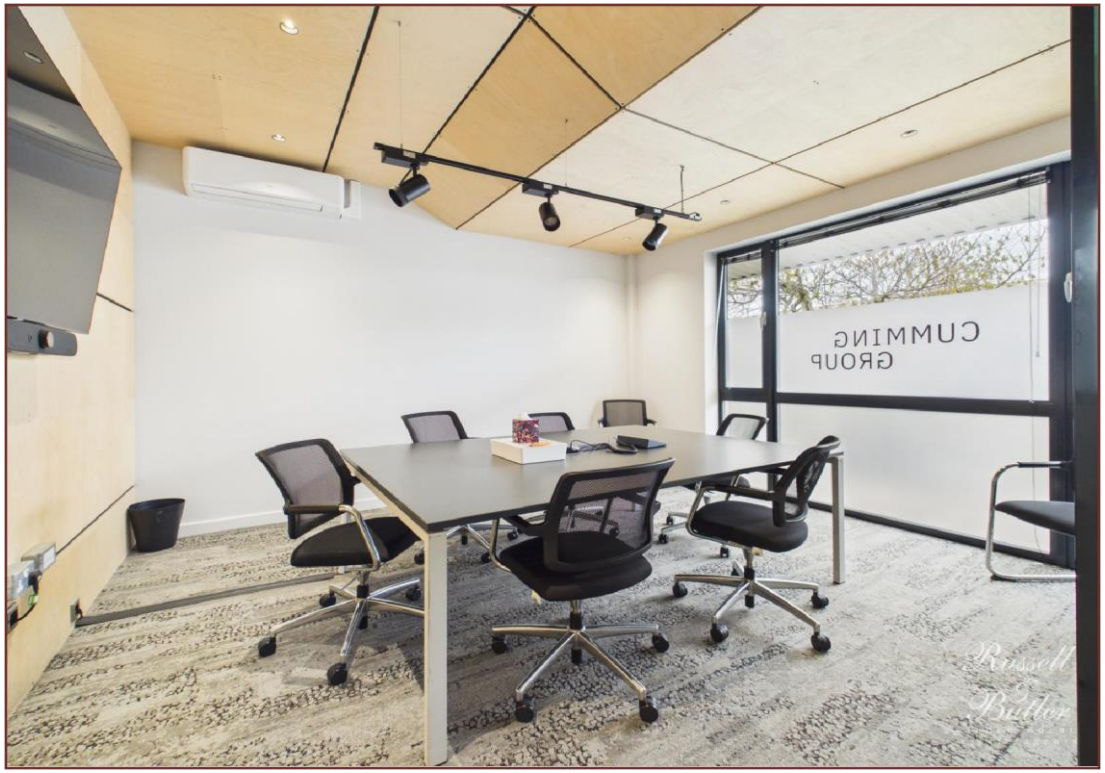
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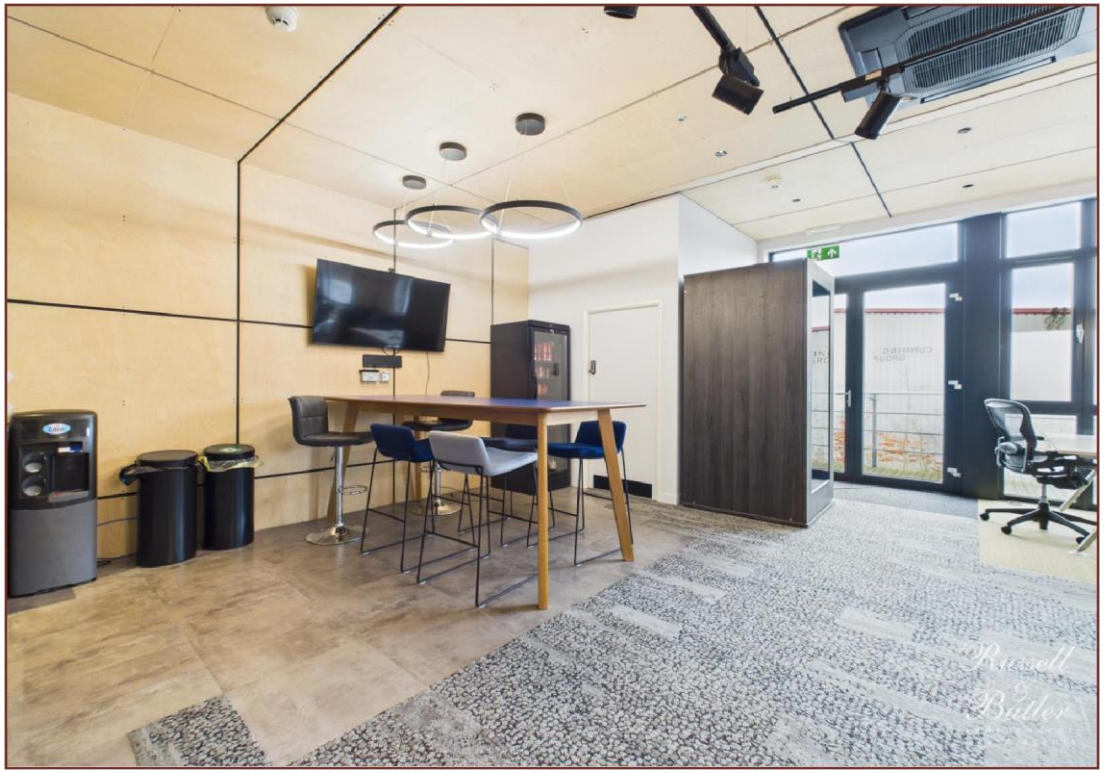
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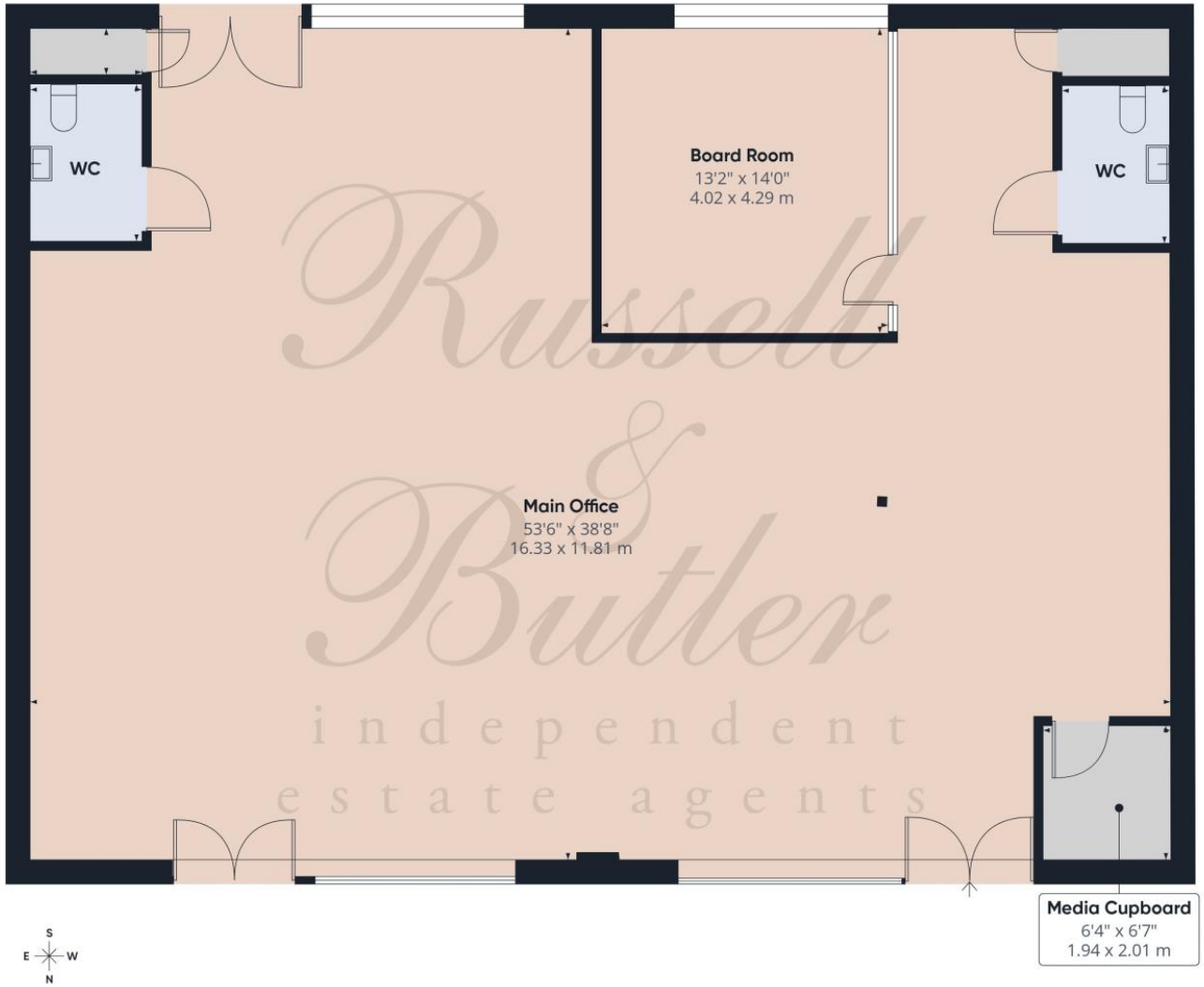

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Approximate total area(1)

2075 ft²

192.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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All measurements are within 3 inches. Russell & Butler have not tested any apparatus, equipment, fixtures or services and it is in the buyer's interest to check the working condition of any appliances. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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