

# TO LET

2,441 Sq Ft (226.77 Sq M)

- › Ample Parking
- › Onsite Café
- › Excellent broadband provision included
- › Providing tranquillity and also convenient access to Central Milton Keynes

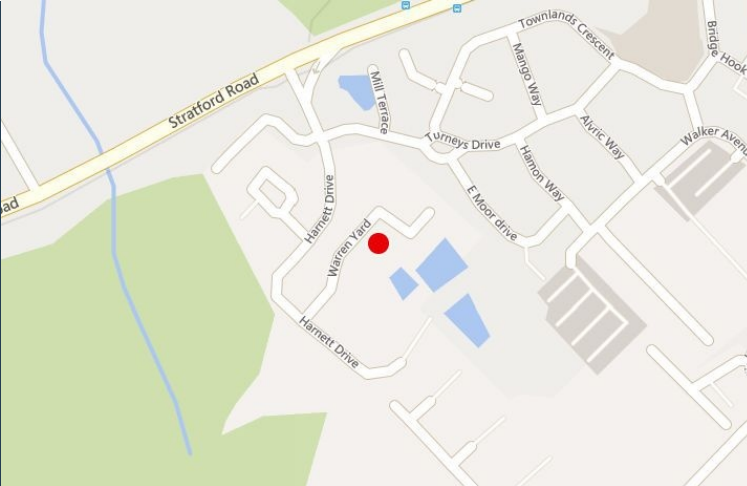


## 9 Warren Yard

Wolverton Mill, Milton Keynes, MK12 5NW

Contact: Tate James or Nick Bosworth  
Tel: 01908 678 800  
[eddisons.com](http://eddisons.com)





## Location

- Warren Park is on the outskirts of Stony Stratford in the north-west of Milton Keynes, with a 10 minute drivetime to/from the M1 (junction 14).
- A full range of local facilities are available in Stony Stratford, approximately half a mile west of the site, or in the modern city centre of Milton Keynes.
- Highspeed mainline railway services to London Euston, Birmingham and beyond are available from nearby stations – Milton Keynes Central and Wolverton.
- And local public transport routes are on the property doorstep.

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 Google Maps

[Click here](#)

## Description

- Warren Park is a development of self-contained units, mixing traditional properties with modern buildings in a semi-rural landscape on the edge of Milton Keynes, providing tranquillity but also convenient access to Central Milton Keynes.
- Arranged in two courtyards – Canon Harnett Court & Warren Yard – this site provides flexible workspaces for a range of growing organisations.
- Warren Park boasts an on site cafe (The Greek Grill) providing an excellent on site amenity and Victorian Ponds providing an excellent nature escape.

## Terms

The premises are available on a new full repairing and insuring lease for a term to be agreed at a rent of £22 psf/pa exclusive.

## Accommodation (Net Internal Area\*)

<b>Total</b>	<b>226.77 SQ M</b>	<b>2,441 SQ FT</b>
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\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

**EPC: C-57**

**Business Rates:** The rateable value is £48,500. For the rates payable please contact us or [www.voa.gov.uk](http://www.voa.gov.uk)

**Service Charge:** This is a contribution towards the external and common part repair and maintenance. Further information available on request.

## Contact:

TATE JAMES

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