

15 STADIUM BUSINESS COURT,  
LYON ROAD, BLETCHLEY,  
MILTON KEYNES, MK1 1EX



## For Sale / To Let

Good quality fitted offices in a self-contained building within close proximity to Stadium MK.

**1,690 sq ft (157 sq m)**



Suite BG, Witan Studios,  
Milton Keynes, MK9 1EJ  
T: 01908 061260

**brayfoxsmith.com**

For further information please contact:

**Joss Burrows**

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# 15 STADIUM BUSINESS COURT, LYON ROAD, BLETCHLEY, MILTON KEYNES, MK1 1EX



## DESCRIPTION

15 Stadium Business Court was converted to office accommodation in 2019 providing good quality offices. The property includes two open plan offices, a large meeting/board room and a private office/storage facility. The unit also benefits from a kitchenette with integrated appliances and accessible W/C facilities.

The premises has an air source heat pump air conditioning, CAT 6 data cabling and energy-efficient LED lighting.

15 Stadium Business Court is accessed via a secure yard with allocated parking for up to 7 vehicles including two electric vehicle charging points.

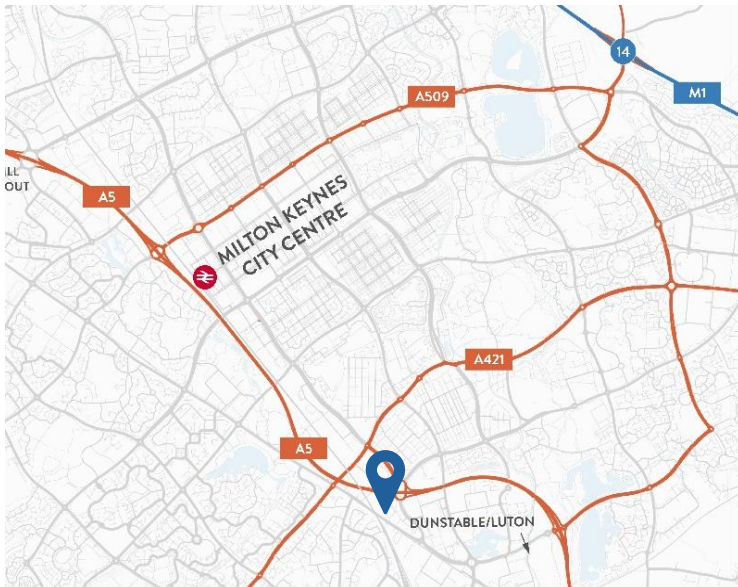


## SPECIFICATION

- Self-contained fitted office opportunity
- EPC Rating B
- Air-Conditioning
- Private courtyard
- Air source heat pump
- LED lighting
- On-site parking with 2x EV chargers

## AVAILABILITY

| Building | Floor | Size           | Rent psf | Sale |
|----------|-------|----------------|----------|------|
| 15       | Whole | 1,690 sq<br>ft | £22      | POA  |



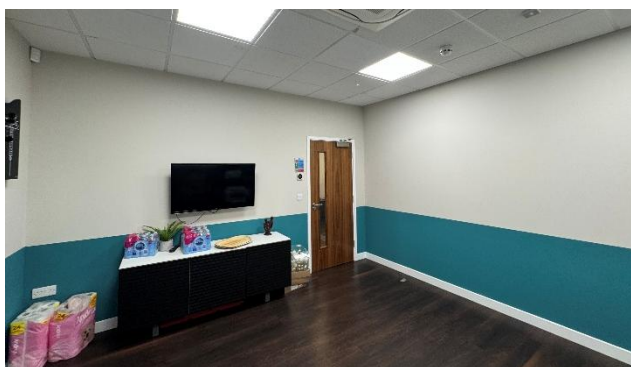
## LOCATION

15 Stadium Business Court is conveniently located in Bletchley, close to Stadium MK and with good road access to the A5 dual carriageway. The property is located approximately 2 miles from Central Milton Keynes and 1.4 miles from Bletchley station.

Milton Keynes is positioned off Junction 14 of the M1 motorway, approximately a 15 minutes drive from Stadium Business Centre. The M1 gives access to the Midlands and the North, whereas the A34 gives access to Oxford and the South West.

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#### VIEWING

Strictly by appointment through the sole agents.

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MISREPRESENTATION ACT 1967 The particulars are believed to be correct, but accuracy cannot be guaranteed and they are expressly excluded from any contract.

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