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**3 FURTHO COURT | TOWCESTER ROAD | OLD STRATFORD  
MILTON KEYNES | MK19 6AN**

## HYBRID BUSINESS UNIT

2,253 sq ft (209.3 m<sup>2</sup>)

**FOR SALE / TO LET**

- Single storey business unit / office premises
- Mix of open-plan offices / workshop / warehousing with loading door access.
- All commercial uses considered, subject to application.
- Allocated adjacent parking.
- Located near to A5 junction.





## Description

The property comprises a hybrid business unit, built of a combination of brick and block elevations under a steel mono-pitched roof, incorporating translucent PVC natural lighting panels. Internally the property is configured to provide a combination of both office and warehouse accommodation, the office element is fitted to a good standard incorporating carpeted flooring, perimeter data trunking with Cat.5e cabling, suspended acoustic ceiling tiles with recessed lighting panels and Gas central heating. The warehouse element is fitted with solid concrete flooring, fluorescent strip lighting, a roller shutter door (approximately 2.7m tall by 2.7m wide) and a minimum eaves height of 2.8m rising to 3.36m.

Additionally, the property benefits from good staff welfare provision including W/C's and a kitchenette. Externally, there are 6 dedicated parking spaces.

## Terms & Tenure

The property is available to purchase on a freehold basis.

Alternatively, the property is available to let on new lease terms to be agreed.

## Price/Rent

£450,000 exclusive.

£30,500 per annum exclusive.

## Specification

- ✓ **Single storey business unit / office premises**
- ✓ **Minimum eaves height of 2.8m rising to 3.36m**
- ✓ **Mix of open-plan offices / workshop / warehousing with loading door access**
- ✓ **6 dedicated car parking spaces**

## EPC

The property has an EPC rating of C-57.

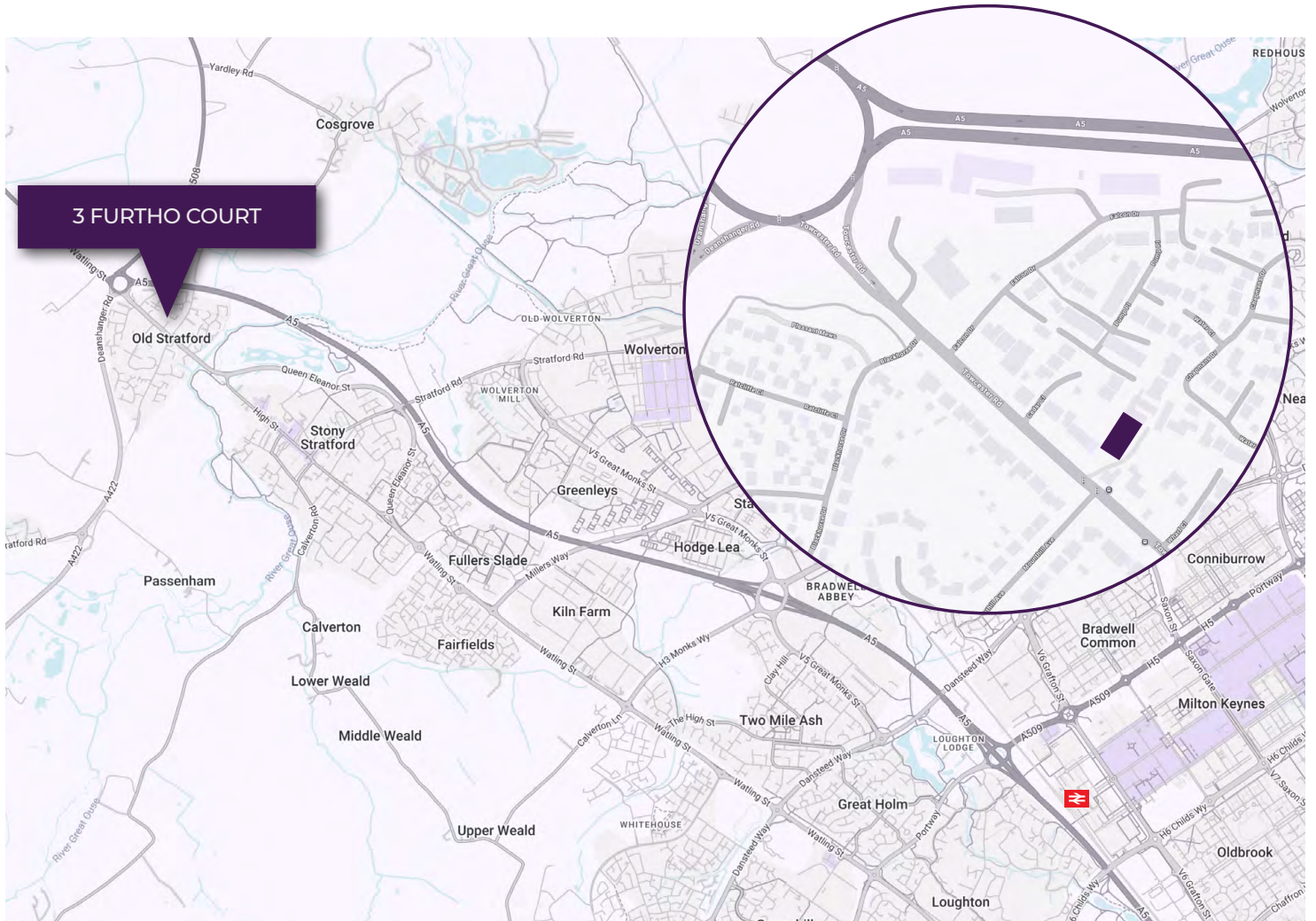
## Floor Area

	GIA (m <sup>2</sup> ) approx.	GIA (sq ft) approx.
<b>3 Furtho Court</b>	<b>209.3</b>	<b>2,253</b>

## Business Rates

	Rateable Value 2023	Estimated Rates Payable (2025/26)
3 Furtho Court, Towcester Road, Old Stratford, MK19 6AN	£12,500	£1,040 – Subject to small rate relief





## Location

Old Stratford is a rural village in the county of Northamptonshire, lying just across the border from Buckinghamshire, and within easy reach of Milton Keynes, approximately 6 miles north-west of Central Milton Keynes, 7 miles south-east of Towcester and 8.5 miles north-east of Buckingham.

Furtho Court comprises a small business estate, set back from Towcester Road, which is the principal spinal road through Old Stratford, providing direct access to the Old Stratford Roundabout which in turn provides access to the A5 Watling Street, A508 Northampton Road and the A422 Deanshanger Road.

Viewing and further information:



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