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LAKESIDE | BRAMLEY ROAD | MOUNT FARM
MILTON KEYNES | MK1 1PT

DETACHED OFFICE BUILDING - TO BE REFURBISHED TO LET

18,424 sq ft / 1,711.59 m²

- Detached headquarters office building
- Air-conditioning and raised access floors
- Floor-to-ceiling perimeter glazing
- Meeting rooms and kitchen facilities
- 91 car parking spaces (1:202 sq ft)



Description

Lakeside is a detached office building with high quality external and internal finishes and was constructed in 1998. The property benefits from air-conditioning, suspended ceilings with modular light fittings and raised floors. The glazed reception area, full-height perimeter glazing and the floor-to-ceiling height of 2.7m provide a headquarters office environment with abundant natural light.

The property is fitted with a range of glazed meeting rooms, including a board room a comms room and kitchen facilities on with a loading provision at the rear.

The space is to be refurbished with a programme of works to be confirmed.

There are 91 allocated car parking spaces and views over the adjoining lakes and parkland.

Terms and Tenure

The property is available to let on a new lease for a term to be agreed.

Specification

- ✓ Modern detached headquarters office building
- ✓ Prime business park location adjoining parkland
- ✓ To be refurbished
- ✓ Meeting rooms and kitchen facilities
- ✓ 91 car parking spaces (1:202 sq ft)

Floor Areas

	NIA (m ²)	NIA (sq ft)
Ground Floor Offices	1,711	18,424

EPC

The property has an EPC asset rating of E.

Location

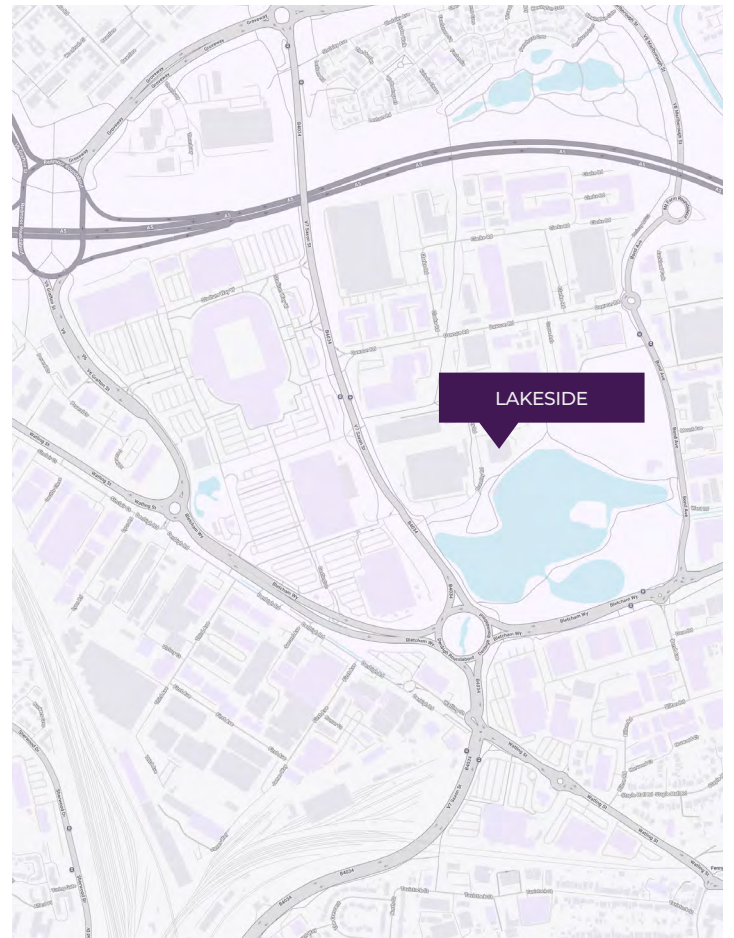
The property is situated on Mount Farm, an industrial and employment area which forms part of the Bletchley area and is approximately 5 km (3 miles) south of central Milton Keynes. The site is close to the A5 and accessed from the B4034 (V7 Saxon Street) – a major arterial route within the towns road network - the property lies on Bramley Road and forms part of a small, self-contained business park of 3 detached office buildings adjacent to Mount Farm lake and its associated parkland.

Rent

£378,000 pa exclusive, payable quarterly in advance.

Business Rates

	Rateable Value 2023	Estimated Rates Payable (2024/25)
Lakeside	£166,000	£84,992



Lakeside | Bramley Road | Mount Farm
Milton Keynes | MK1 1PT



Viewing and further information:

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