

TO LET

453 Sq Ft (42.08 Sq M)

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



First Floor

17 Canon Harnett Court, Warren Park, Stratford Road, Milton Keynes, MK12 5NW

Contact: Nick Bosworth or Tate James
Tel: 01908 678 800
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.

/// what3words

///newsstand.retain.walkway

 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 £25 psf per annum exclusive.

Accommodation (Net Internal Area*)

Total	42.08 SQ M	453 SQ FT
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*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: E-102

Business Rates: The rateable value is £8,800. For the rates payable please contact us or 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:

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