



# wellbeing@warrenpark



Stratford Road | Milton Keynes | MK12 5NF  
[www.warrenpark-mk.co.uk](http://www.warrenpark-mk.co.uk)



**Prominent medical & therapy facilities**

from 343 - 4,331 sq ft

set in an attractive landscaped environment

**TO LET**



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## Location ■ ■ ■ ■ ■ ■ ■ ■

**Warren Park** is situated between Stony Stratford and Wolverton in the north-west of Milton Keynes.

Central Milton Keynes is 3 miles south-east of the site and has all the facilities required from a major regional centre.

Public transport routes serve the estate.

## Description ■ ■ ■ ■ ■ ■ ■ ■

**Wellbeing @ Warren Park** is a mixed use campus development arranged around a courtyard with prominent frontage to Stratford Road. The site includes extensive landscaped grounds, incorporating Victorian fish ponds.

The buildings are all self contained and offer a mix of traditional properties and modern buildings designed to suit a range of health and wellbeing occupiers.

The buildings have a mix of brick, stone and timber boarding elevations all beneath pitched and tiled roofs.

The existing 204 parking spaces arranged in close proximity to the individual buildings will be extended to provide nearly 250 spaces when complete.

There are proposals for a separate Coffee Shop on site.

## Specification ■ ■ ■ ■ ■ ■ ■ ■

The landlord has embarked on a programme to refurbish the estate and all of the units. The revised specification will include:

- Gas central heating
- New lighting to tenants specification
- Floor finishes to tenants specification
- New and upgraded toilet facilities
- New estate signage
- Revised landscaping
- Full redecoration

With individual entrances the buildings will provide high quality accommodation with ample parking, suitable for a variety of medical, therapy and complementary uses.





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## Milton Keynes

Milton Keynes is one of the fastest growing urban areas in the UK and is becoming established as a major centre for industry and commerce with a current population of 230,000.

The new city is situated 55 miles north of London and 70 miles south of Birmingham adjacent to the M1 motorway (Junctions 13 and 14). Highspeed mainline railway services are available from Milton Keynes Central and Wolverton to London Euston, Birmingham and beyond.

## Viewing

For viewing and further information, please contact the joint agents or the Estate Manager:

Richard Parrott (Estate Manager)



Graham Young



David Ball / Sasha Lousada

