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WARREN HOUSE

WARREN PARK | WOLVERTON MILL | MILTON KEYNES | MK12 5NF

FREEHOLD OFFICE INVESTMENT FOR SALE

1,900 sq ft / 176.51 sq m

- Grade II listed Office Investment
- Fully refurbished
- Income producing - annual net rent of £35,596
- Potential redevelopment STPP



Location

Warren Park is situated on the outskirts of Stony Stratford in the north-west of Milton Keynes. A full range of local facilities are available in Stony Stratford which is approximately half a mile west of the site. Central Milton Keynes is 3 miles south-east of the site and has all the facilities required from a major regional centre. Junction 14 of the M1 is approximately 10 minutes drive time from Warren Park. Public transport routes stop outside the estate.

Description

Warren House is a grade II listed converted farmhouse of stone construction, with a front courtyard within extensive landscaped grounds, incorporating Victorian fish ponds. Internally the office provides 4 levels of office accommodation. A WC with shower facilities is located on the 2nd floor along with a kitchenette. The basement is currently self contained with a separate WC and access through the rear of the building. All of the offices are currently let and a tenancy schedule is provided below.

Price

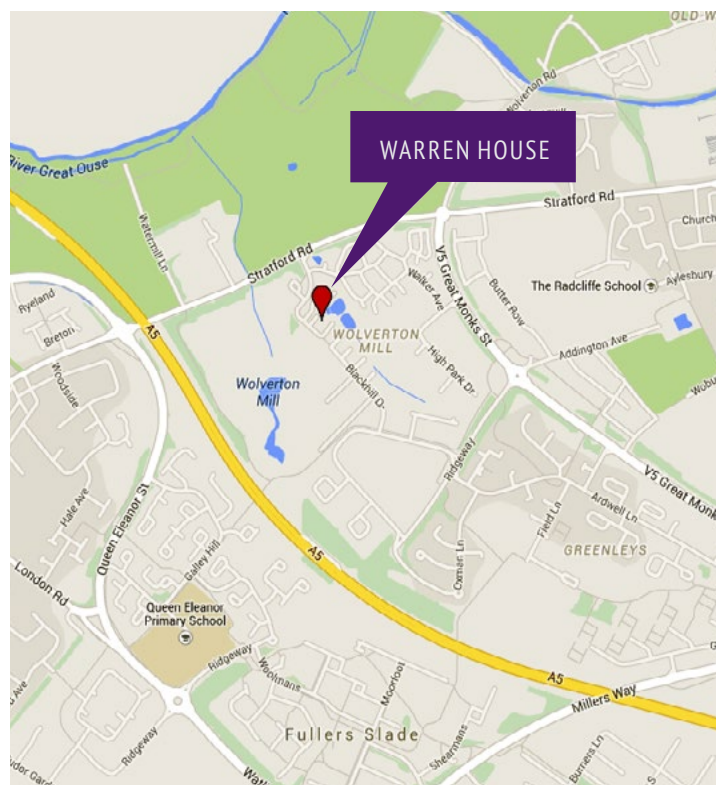
Offers in excess of £500,000 + VAT.

Business Rates

Each suite has its own separate listing – further details are available on request.

Floor Areas / Income Schedule

Floor	Tenant	Area (sq ft)	Rent
Ground Floor	CSL	500	£12,012
First Floor	Hive	537	£11,106
Basement	RWA	510	£8,136
Attic	English S.C	353	£4,342
TOTAL			£35,596



Viewing and further information:

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