



Office – 826 – 2,224 sq ft (77 – 207 sq m)

In Brief

- Character courtyard setting
- Self-contained (potential for subdivision)
- Air conditioning and excellent car parking
- Good access to M1 Junction 14

UNITS 3 & 6 MERCERS MANOR BARNES
SHERINGTON, NEWPORT PAGNELL
MK16 9PU
TO LET

Location

Mercers Manor Barns are located in the village of Sherington affording direct access to the A509 and within 4.5 miles of Junction 14 of the M1 motorway. A local bus route links Milton Keynes, Newport Pagnell and Olney to the village.

The village amenities include a village shop and Public House. Fibre optic broadband is also available.

Description

The available property offers self-contained offices constructed in 2004 across ground and first floors. The property is situated in a courtyard setting being of modern construction whilst blending sympathetically into the rural surroundings.

The offices provide a mixed open plan and cellular office environment with open truss roofs at first floor and ground floor in part.

The property further benefits from air conditioning, CAT 5e cabling, kitchenette and shower provision with separate male, female and disabled WCs.

Externally, the property benefits from an excellent demised car parking ratio of 1:179 sq ft.

Accommodation

The entire property comprises 2,224 sq ft (206.61 sq m).

The landlord may consider subdivision of the space from 826 sq ft (77 sq m) upwards.

Services

All mains services including water, drainage, gas and three phase power are believed to be connected to the property. Bidwells have not tested any of the available services and interested parties are advised to make their own enquiries as to their condition.

Terms

The premises are available by way of a new full repairing and insuring lease on terms to be agreed and subject to a quoting rent of £17.50 per sq ft per annum.



Additional Information

Terms (continued)

A service charge will be levied for the upkeep and maintenance of external areas.

Rates

The Rateable Value for the property as at 1st April 2019 is £26,250. Interested parties are advised to make their own enquiries to the Local Rating Authority (Milton Keynes Council, t: 01908 691 691) To verify this information.

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

Value Added Tax

Prices outgoings and rentals are quoted exclusive of by may be liable to VAT.

EPC

The energy rating of this property is C 66. The certificate and full report are available on request.

Postcode

MK16 9PU.

Enquiries

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