



Office – 1,377 – 3,107 sq ft (127.92 - 288.70 sq m)

**In Brief**

- Attractive countryside setting
- Ground and first floor office
- Ample free car parking
- Shared unmanned reception area
- Mix of open plan and cellular offices
- 7.3 miles from Central Milton Keynes

**TUNGSTEN HOUSE, WARREN ROAD,  
LITTLE HORWOOD, MK17 0NR  
TO LET**

### Location

Little Horwood is a village located within the Aylesbury Vale district of Buckinghamshire. Set between Buckingham and Bletchley just off the A421, and within a 15 minute drive of Milton Keynes. Little Horwood offers a countryside setting with fantastic transport connectivity, providing fast and easy access to major towns and cities. Milton Keynes Central train station is located approx. 7 miles away, offering a fast intercity rail service to London (Euston) with a journey time of 30 minutes.

The property is situated in a quiet rural setting within a predominately residential area, befitting from a peaceful environment with ample free parking and attractive landscaping. Tungsten House is a modern detached building, fitted out to a high standard internally, with an unmanned shared reception area.

### Description

The ground floor suite comprises a mix of open plan space and glass partitioned office/meeting rooms and is fitted out to a very high standard. The suite is available furnished, and includes handsets and monitors

The first floor suite also provides an open plan layout with glass partitioned office/meeting room space. The suite benefits from an apex roof with exposed beams and Velux windows which bring in a good level of natural light.

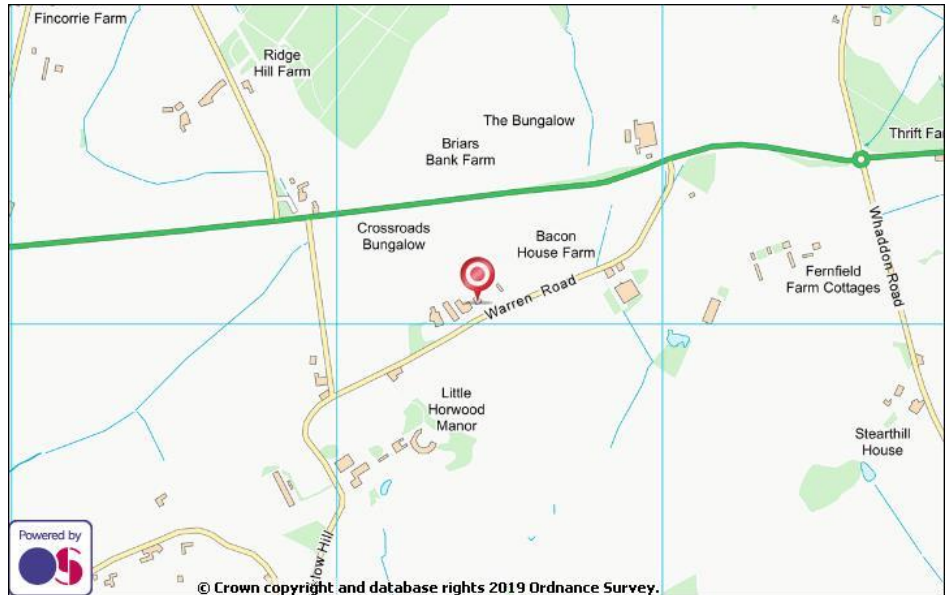
Both suites are well specified including LED lighting, perimeter trunking and air conditioning.

The building offers private W/C's and shared Kitchen facilities.

Externally there is a private car park available to ingoing tenants with the ability to share the communal car park subject to approval.

### Legal Costs

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



### Accommodation

	sq ft	sq m
Ground floor office	1,729.22	160.65
First floor office	1,377.78	128.00
<b>Total</b>	<b>3,107.00</b>	<b>288.70</b>

### Additional Information

#### Terms

The office is available by way of a new effective full repairing and insuring lease on a term of lease to be agreed. The suite is offered by way of an inclusive rent, rates, s/c, utility costs and furniture if required, further details are available upon application.

#### Services

All mains services including water, drainage, gas, and 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.

#### Value Added Tax

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

#### EPC

The energy rating of this property is D 79. The certificate and full report are available on request.

#### Postcode

MK17 0NR

#### Enquiries

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