



Manor Farm Court

MK12 5NN

The **Parks**Trust
MILTON KEYNES

Old Wolverton Road, Milton Keynes
Suites range 452 - 2,568 sq.ft (42 - 238 sq.m)

Site *overview*

A collection of eight high-quality individual offices in Grade II listed barn conversions, located on the grounds of a beautiful nature reserve.

Manor Farm Court is on the outskirts of the modern city, close to historical towns Wolverton and Stony Stratford. M1 motorway junctions 13 & 14 are easily accessible to the east, via the dual carriageway network.



15 minute drive
from M1 (J14)



10 minute drive to
mainline rail station



Rural
setting



Free bicycle
parking



On-site parking spaces
plus EV charging

It's all in *the detail*

Floor area range

452 - 2,568 sq.ft

Manor Farm Court key amenities



Dedicated local
property manager



Green space



Bicycle parking



Local coffee/food vans



Free parking spaces



EV Charging



Recycling/waste
management service



Security patrols



Automated defibrillator



Demised WCs (unit specific)

Services

All mains services including water, drainage, gas and three phase power are connected to the property. Interested parties are advised to make their own enquiries with suppliers.

Rates

Interested parties are advised to make their own enquiries of the Local Rating Authority, Milton Keynes City Council, to verify rating information.

Terms

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed with flexible lease terms.

Value Added Tax

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

Legal Costs

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

EPC

The certificate and recommendation report for this property are available on request.



Find your business a home

Commercial Properties
Owned & Managed by

The **Parks** Trust
MILTON KEYNES

theparkstrust.com/property

Grow your business with The Parks Trust

We don't just create work spaces.

We provide innovators and growing businesses with a place they can call home.

From new businesses to deep-rooted ventures, our flexible environments and no-nonsense leases foster growth and nurture creativity.

Each site benefits from a local management team, so you can be sure someone is close by when needed.



Top: overlooking the pond at Warren Park; bottom: café and communal meeting spaces at Shenley Pavilions.

What sets us apart *will set you apart*

The Parks Trust is an independent charity which owns and expertly cares for over 6,000 acres of inspirational green space within Milton Keynes.

As part of The Parks Trust business community, your rent contributes to funding our work maintaining the city's parks forever. All for the benefit of the local environment and those who live, work and play in Milton Keynes.

In every way, your future success is a big part of ours.



Top: thousands of trees are planted every year;
Bottom: tree management ensures our green spaces thrive.

Why businesses *choose Milton Keynes*

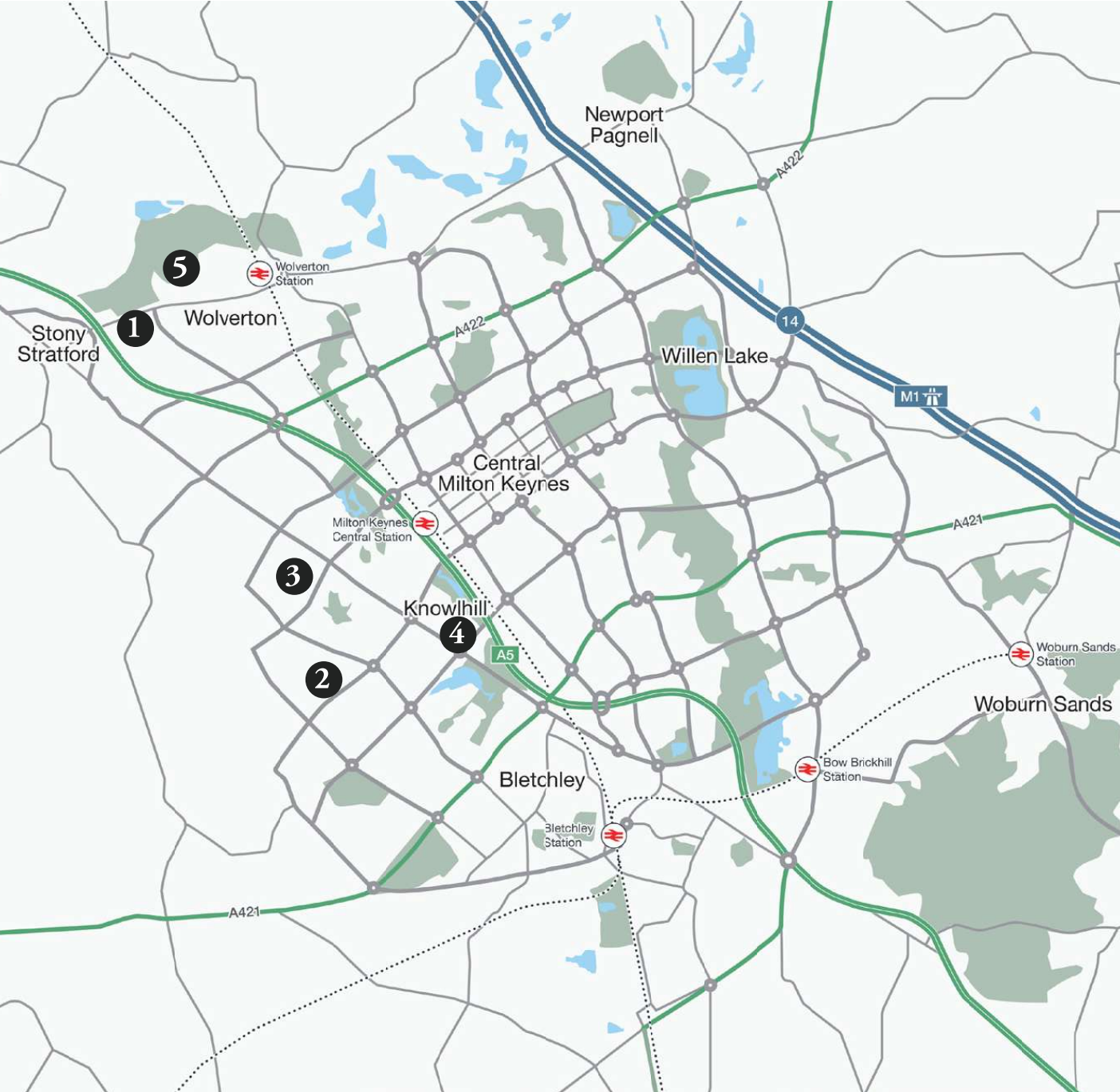
Milton Keynes is one of the UK's most rapidly growing cities, with a current population in excess of 290,000.

The city is an ideal place for business growth—offering excellent transport links, a skilled local workforce, and a supportive, cost-effective environment. With quick connections to London and major UK cities, proximity to international airports, and a steady stream of talented graduates from nearby universities, the city blends accessibility with innovation.

Good to know: London, Birmingham and beyond are accessible via high-speed rail services from nearby Milton Keynes Central station.



Milton Keynes boasts a talented local workforce, sports, leisure and recreation areas, and a destination shopping centre.



Current availability

1. Warren Park

Premium offices, studios and clinics set in an attractive, landscaped environment.

2. Shenley Pavilions

Individual offices ideal for small and growing businesses, with a communal atrium and garden courtyards.

3. Drakes Mews

Self-contained office suites, studio spaces, labs and light industrial units, close to the city centre.

4. Radian Court

Bright and flexible, self-contained workspaces with modern amenities, close to the city centre.

5. Manor Farm Court

Individual offices in Grade II listed barn conversions, located within a nature reserve.

Our full property portfolio can be found online at theparkstrust.com/property



Arrange a viewing

Please contact one of our appointed agents to arrange a tour of the property.



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The Parks Trust
MILTON KEYNES

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| UNIT | SIZE | | QUOTING RENT (£/PAX) | EPC RATING | STATUS |
|--------------------------------|-------|------|-------------------------|------------|-----------|
| | SQ FT | SQ M | | | |
| 6 | 780 | 72 | 19,500 | D 84 | Available |
| 8 (Unfitted) | 2,568 | 239 | 46,225 | D 76 | Available |
| 8 (With concept fit-out) | 2,568 | 239 | 64,200 | D 76 | Available |

Prospective occupiers are advised to check the rates payable by contacting the Local Rating Authority, Milton Keynes Council on 01908 691 691. Business rates may be subject to transitioned relief.

Enquiries

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MANOR FARM COURT OLD WOLVERTON ROAD MILTON KEYNES TO LET