



Character Offices 702-3,975 sq ft (65 - 369 sq m)

**In Brief**

- Character courtyard setting
- Self-contained character offices
- Air conditioning and excellent car parking
- Good access to M1 Junction 14

**MERCERS MANOR BARNS**  
**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

Mercer Manor Barns offer character offices constructed in 2004. The offices are situated in a courtyard setting being of modern construction whilst blending sympathetically into the rural surroundings.

The spaces provide mixed open plan and cellular office environments with open truss roofs at first floor and to 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.

### Services

All mains services including water, drainage, gas and three phase power are believed to be connected to the property. Bidwells has 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 new full repairing and insuring terms to be agreed and subject to a quoting rent of £17.50 per sq ft per annum. A service charge will be levied for the upkeep and maintenance of external areas.

### Legal Costs

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



### Accommodation

	SIZE (SQ FT)	SIZE (SQ M)
Units 1 & 2	2,124.81	197.39
Units 4 & 5	1,851.14	171.97
Unit 6	702.67	65.28
<b>TOTAL</b>	<b>4,678.63</b>	<b>434.64</b>

### Additional Information

#### Rates

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.

#### Value Added Tax

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

#### EPC

The energy rating of this property is C 61 to C 66. The certificates and full reports are available on request.

#### Postcode

MK16 9PU.

#### Enquiries

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