

The Parks Trust  
MILTON KEYNES

superfast fibre  
optic broadband  
now available



# warrenpark



Stratford Road | Milton Keynes | MK12 5NW

[www.warrenpark-mk.co.uk](http://www.warrenpark-mk.co.uk)



High quality offices from 344 - 4,331 sq ft  
set in an attractive landscaped environment

TO LET

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## 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 Park is a purpose built campus office development of 41 offices arranged in two courtyards and within extensive landscaped grounds, incorporating Victorian fish ponds. The Blue Mountain Yard Coffee Bar opened on site in 2015 offering a wide range of Caribbean food and authentic Coffees.

The buildings are all self contained and offer a mix of traditional properties and modern buildings designed to suit a range of occupiers.

The buildings have a mix of brick, stone and timber boarding elevations all beneath pitched and tiled roofs.

There are 204 parking spaces within Warren Park, arranged within the courtyards and in close proximity to the individual buildings.

## Tenure ■ ■ ■ ■ ■ ■ ■ ■ ■ ■

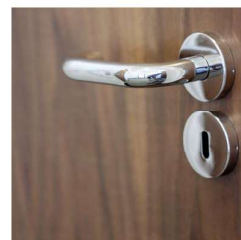
Leases are available from 1 year upwards.

## Specification ■ ■ ■ ■ ■ ■ ■ ■ ■ ■

The landlord has embarked on a programme to refurbish the estate and all of the units. The revised specification will include:

- Dedicated fibre broadband service
- Gas central heating
- New category 2 or LG3 lighting
- New perimeter trunking
- New carpets
- New and upgraded toilet facilities
- New estate signage
- Revised landscaping
- Full redecoration

With individual entrances the buildings will provide high quality accommodation with allocated parking, suitable for a variety of office and complementary uses.





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## Milton Keynes

Milton Keynes is one of the fastest growing urban areas in the UK and is becoming established as a major centre for industry and commerce with a current population of 230,000.

The new city is situated 55 miles north of London and 70 miles south of Birmingham adjacent to the M1 motorway (Junctions 13 and 14). Highspeed mainline railway services are available from Milton Keynes Central and Wolverton to London Euston, Birmingham and beyond.

## Viewing

For viewing and further information, please contact the joint agents or the Estate Manager:



DISCLAIMER: The Agents for themselves and for the vendors or lessors of the property whose agents they are give notice that, (i) these particulars are given without responsibility of The Agents or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) The Agents cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of The Agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on the purchase price and / or rent, all figures are exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) The Agents will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. 01/10.

UNIT	FLOOR	SIZE		QUOTING RENT (£/PAX)	EPC RATING	STATUS
		SQ FT	SQ M			
1 Canon Harnett Court	Ground	987	92	£19,740	C 63	Available
14 Canon Harnett Court	First	343	32	£9,435	C 65	Available March 2025
15 Canon Harnett Court	First	560	52	£15,400	D 99	Available
17 Canon Harnett Court	First	453	42	£11,325	E 102	Available
2 Warren Yard	Ground	1,090	101	£21,800	C 67	Under offer
7 Warren Yard	Ground	499	46	£12,195	C 70	Available
9 Warren Yard	Ground & First	2,441	227	£48,820	C 57	Available
10 Warren Yard	First	879	82	£19,350	B 49	Under offer

Suites are available on new effective full repairing and insuring terms to be agreed. Business rates may be subject to small business rates or transitioned relief and prospective tenants are advised to make their own enquiries with the Local Rating Authority.

#### Enquiries

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# WARREN PARK, STRATFORD ROAD, MILTON KEYNES, MK12 5NW TO LET