

OFFICES FOR SALE



1-6 Mill Lane
Woolstone
Milton Keynes
Bucks
MK15 0AJ

4,300 SqFt (399.47 SqM)
Guide Price £950,000

- Offices/Development Project for Sale
- Potential for re-development
- Capable of being held under separate occupancy
- 9 Parking Spaces

Location

Located in one of Milton Keynes's most sought after residential locations on a no through road, opposite the Barge Inn.

Excellent access to the M1 motorway (Junction 14, 1.9 miles). Milton Keynes City centre is within a short 5 minute drive. The district centre of Kingston is within a 7 minute drive.

Description

A scheme of single storey office/business units constructed over 20 years ago consisting of a series of self-contained buildings set around courtyard areas with a parking area to the front. The development includes one older building, (Unit 1) with vaulted ceiling. The majority of the office accommodation fronts directly onto Mill Lane whilst the remainder are accessed via courtyards to the rear of the development.

Terms

The premises are to be sold on a freehold basis by way of a TOGC at a guide price of £950,000 + VAT.

VAT

Intending occupiers should satisfy themselves as to the incidence or otherwise of VAT on this transaction

Business Rates

Rateable Value - £TBC

Interested parties are advised to contact the relevant Local Authority

EPC

TBC

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Accommodation

1-2 Mill Lane; Open plan offices with kitchen, male and female WC's and 3 meeting rooms/private offices. Access is via Mill lane and via a courtyard to the side.

3-4 4 Mill Lane; Open plan offices with full height glazing fronting on to Mill Lane. Comprising open plan and segmented office space with kitchen and male and female WC's

5-6 Mill Lane; Open plan offices with full height glazing fronting on to Mill Lane. Comprising open plan office space with kitchen and male and female WC's. 5 Mill Lane is accessed via a private courtyard and could be combined with number 6. 6 Mill Lane has the benefit of a separate enclosed courtyard.

Floor Area (GIA)

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition

Accommodation	Sq Ft	Sq M
Total NIA	4,300	399.48

Areas quoted are approximate and should not be held as 100% accurate.

Viewings

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