



Warren Park MK12 5NW

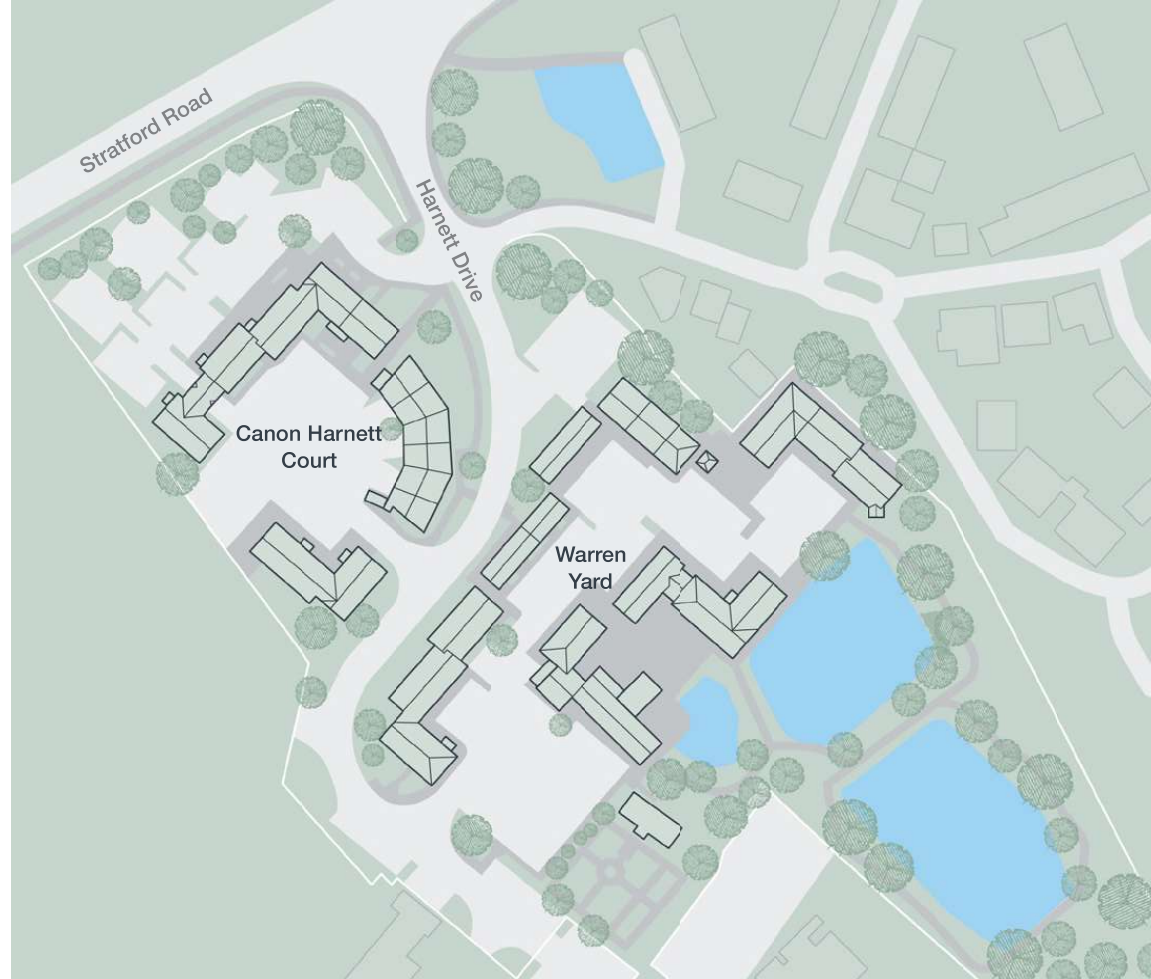
The **Parks**Trust
MILTON KEYNES

Warren Park, Stratford Road, Milton Keynes
Suites range 300 - 2,570 sq.ft (28 - 238 sq.m)

Site *overview*

Warren Park is a mixed-use development comprising 30 offices, 15 studios and a café, arranged in two courtyards within landscaped grounds featuring Victorian fish ponds.

Construction is a mix of brick, stone and timber boarding elevations, beneath pitched and tiled roofs. The self-contained units combine traditional properties and modern buildings to suit a range of occupiers.



15 minute drive
from M1 (J14)



10 minute drive to
mainline rail station



Independent
café on-site



Plug-and-play
fibre internet



204 parking spaces
plus EV charging

It's all in *the detail*

Floor area range

300 - 2,400 sq ft

Warren Park key amenities



Dedicated local property manager



Green space



Independent café with bean-to-cup coffee



Bicycle parking



204 free parking spaces



EV Charging



Fibre internet



Recycling/waste management service



CCTV/security patrols



Automated defibrillator



Demised WCs



Showers

Services

All mains services including water, drainage, gas (available with selected units) and three phase power and high-speed fibre internet 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 to be agreed with flexible lease terms.

Value Added Tax

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

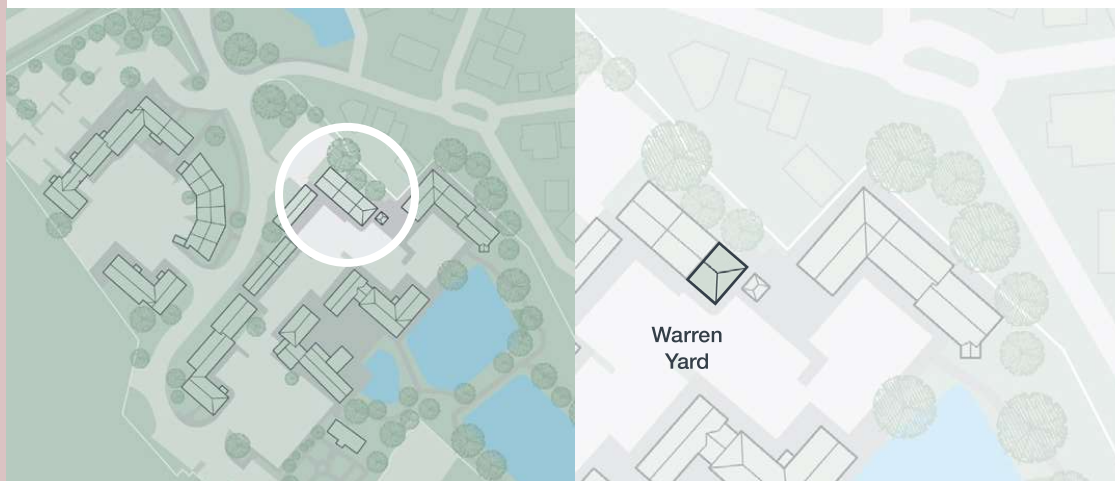
Legal Costs

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.

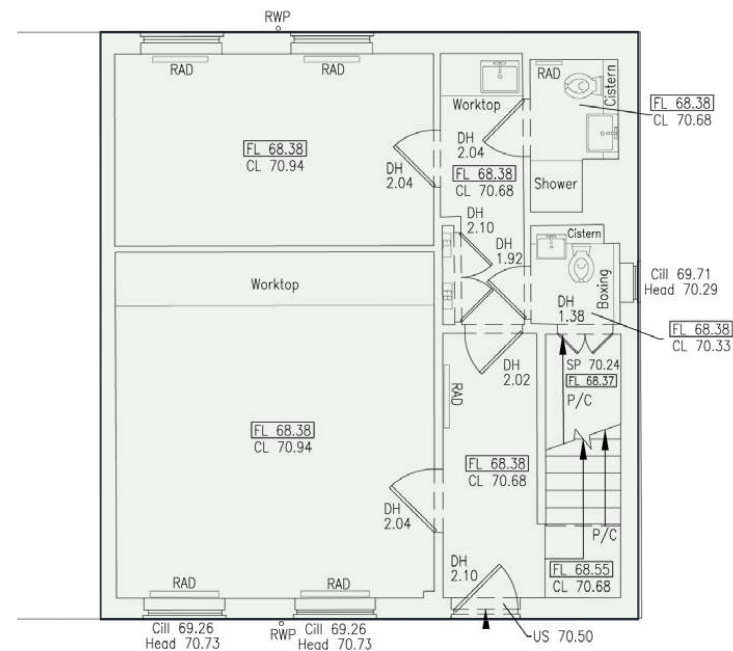
Unit 8 Warren Yard *ground and first floor*



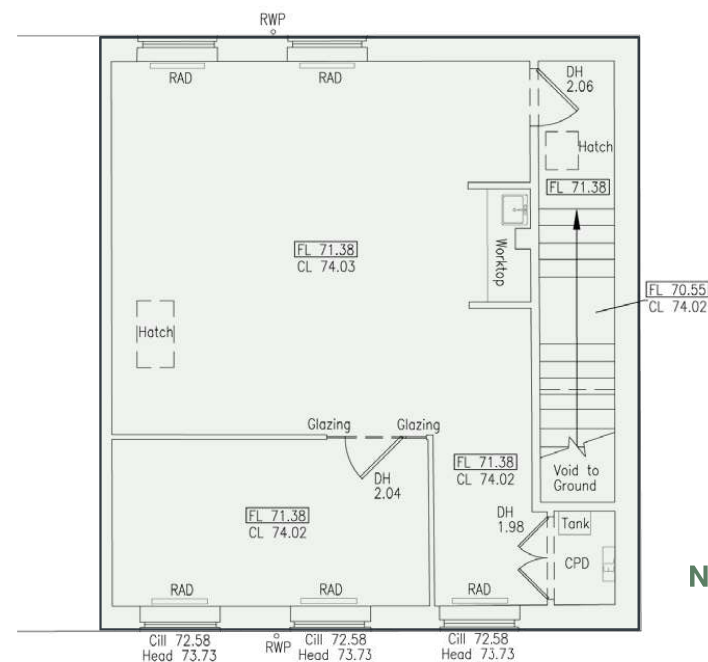
This two storey office suite offers a private entrance and intercom. Designed for functionality and comfort, the bright open-plan layout features new energy-efficient LED lighting, gas central heating, new flooring and a modern neutral colour palette. The suite includes a glass-partitioned meeting room on the first floor, private toilets on the ground floor, shower facilities, kitchenette on both floors, and spacious main office areas.

Total NIA area combined approx.

93 sq.m / 1,006 sq.ft



Ground floor plan



First floor plan