



**Unit 8a Grange Farm, Dunthorne Way, Grange Farm, Milton Keynes,
Buckinghamshire MK8 0LW**

RETAIL/OFFICE

- ▶ **1,959 sq ft (182 sq m)**
- ▶ **Directly adjacent Co-op Food Store**
- ▶ **On-site customer parking**
- ▶ **Suitable for a variety of uses under Class E**

For enquiries and viewings please contact:



Debbie Thompson
07974 663063
dthompson@innes-england.com



Nick Hosking
07855 423458
nhosking@innes-england.com

Location

The unit is located on Dunthorne Way within the Grange Farm area which lies approximately 3 miles to the south west of the commercial centre of Milton Keynes.

Dunthorne Way and the adjacent Singleton Drive provide the main retailing and leisure pitch for the Grange Farm district which has a large Co-op Food Store alongside a range of independent retailers, service providers and coffee shop.

Description

Self-contained ground floor retail/office unit that provides a mix of offices to the front section and storage to the rear.

The offices have suspended ceilings with inset spot lighting, wall mounted electric heaters and carpeting. To the rear there are two large rooms previously uses for storage with suspended ceilings in part with strip lighting. There are double glazed doors to the front with security shutter and also access from the rear service yard.

Customer parking is available immediately in front of the unit.

Accommodation

	Sq M	Sq Ft
Ground Floor	182	1,959
Total	182	1,959

Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement Second Edition.

Planning

The premises has Class E (Business, Commerce & Services) under the Use Classes Order 1987 (as amended) and would be suitable for a variety of retail, office, hair/beauty, wellbeing and healthcare uses. Interested parties should clarify their own use direct with the local planning authority.

Tenure

The premises are available by way of a sub-lease until 28th September 2031.

Business Rates

The property is currently listed as Shop and Premises and has a rateable value of £36,250. The current UBR is 49.9 p. Source: VOA

Rent

Rental £27,500 per annum exclusive of VAT, Business Rates and Service Charge.

Service Charge

The tenant is responsible for a fair portion of the costs of the upkeep of the common areas

VAT

All figures quoted are exclusive of VAT. The property is registered for VAT which will be charged at the prevailing rate.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

The premises have an EPC assessment of: D (82) and is valid until 9th April 2031

Viewings

Viewings are by appointment with sole agents Innes England

Date Produced: 15-Sep-2025



