

TO LET

1,160 Sq Ft (107.76 Sq M)

- › Converted barn in a quiet countryside location with meadow views
- › Recently refurbished ground and first floor offices available
- › wireless Broadband available
- › CCTV
- › Attractive courtyard setting with parking

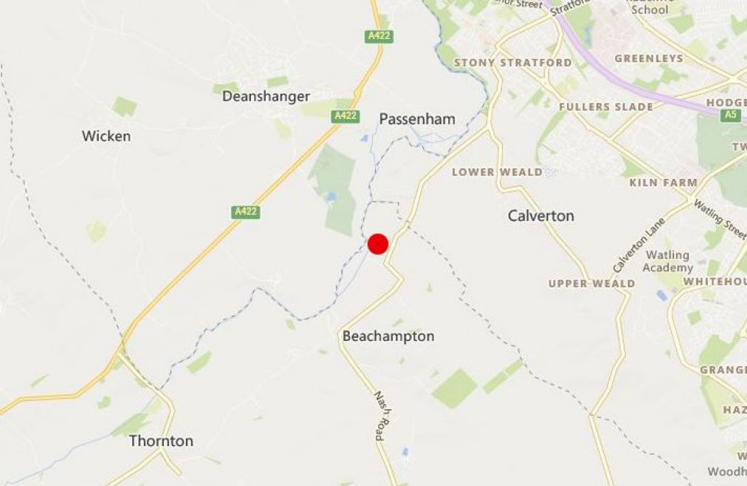


3 The Willows (Ground & 1st Floor)

Mill Farm Courtyard, Beachampton, Milton Keynes, MK19 6DS

Contact: Cristian Coccozza or Nick Bosworth
Tel: 01908 678 800
eddisons.com





Location

- Mill Farm Courtyard is approximately 1½ miles to the south west of Stony Stratford on the Beachampton Road.
- Approximately 15 minutes drive from Central Milton Keynes.
- Quiet countryside location with meadow views.
- Beachampton is a village within Buckinghamshire, approximately 5 miles east of Buckingham.

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Google Maps

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Description

- Mill Farm Courtyard is a private development of converted, character barns.
- Overall there is ample parking on site with some reserved spaces immediately to the front of each unit and the remainder within an adjacent car park.
- CCTV cameras have been installed to the courtyard area, which is accessed via an automatic gate.
- Each building generally has the following:
 - Brick & timber cladding
 - Timber double glazed windows
 - Each floor has a w.c
 - Excellent car parking
 - Category 2 lighting
 - Gas Central heating
 - Perimeter trunking

Terms

To be let on a Full Repairing and Insuring lease on terms to be agreed.

Accommodation

Total	107.76 SQ M	1,160 SQ FT
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*The property has been measured in accordance with the RICS Property Measurements Standard 8th Edition

EPC: C(53)

Business Rates: The occupier will be responsible for the payment of business rates direct to Aylesbury Vale District Council (Tel: 01296 585096). We understand that the ground floor, 3 The Willows, has a Rateable Value (2026) of £17,500. Interested parties are to undertake their own due diligence into the rates payable. If the occupier qualifies for small business rates relief then we understand that the rates payable could potentially be nil for this suite.

Service Charge: Available upon request.

Contact:

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