

FOR SALE OFFICES

OCCUPIER / DEVELOPMENT / INVESTOR OPPORTUNITY



- **RARE FREEHOLD: AVAILABLE Q3 2022!**
- Location: superb prominence to busy Towcester Road
- Stony Stratford 0.5 mile, Milton Keynes 4.5 miles
- Buckingham and Towcester both 7.5 miles
- Very close to A5/A508/A422 roundabout junction
- Period property with courtyard parking; carpeted & uPVC glazed
- Florescent lighting and telecoms, central heating & air-conditioning
- Self-contained offices over two storeys with kitchen & WCs
- Estate common areas managed via service charge
- VAT: applicable
- Use: E (may suit alternative uses, subject to planning)

- **Total:** **1,492 ft² (139.00 m²)**

Floor area is measured net internal

- Freehold: guide £425,000
- Rateable value: £10,500
- Energy performance rating: C51

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