

FOR SALE

OFFICE & STUDIO SPACE



Estate Picture

- **RARE COURTYARD OPPORTUNITY: OFFICE & STUDIO SPACE**
- Location: super mews setting on busy Towcester Road
- Stony Stratford 0.5 mile, Milton Keynes 4.5 miles
- Buckingham or Towcester both 7.5 miles
- Very close to A5/A508 roundabout junction
- Mix of open plan collaborative office/studio space & partitioned offices
- Florescent lighting and telecoms; GFCH & uPVC glazed
- Courtyard parking: 7 allocated spaces
- Estate common areas managed via service charge
- Use: E

- **Ground Floor: 2,369 ft² (220.06 m²)**
(Measured net internal)

- Long lease (999 years): £475,000 subject to a ground rent of £1,000 pa reviewable every 20 years. VAT applicable
- May rent: £33,250 pax. VAT applicable
- Rateable value: £11,750
- Energy performance rating: B35 (under re-assessment)

UNIT 2 FURTHO COURT, TOWCESTER RD, OLD STRATFORD MK19 6AQ

01908 04 05 06

clockproperty.com

office@clockproperty.com

