

Unit 1, Elm Farm

Leasehold
Warehouse/Office

Stratford Road, Nash, Milton Keynes, MK17 0EF

3,217 Sq Ft (298.4 Sq M)



To Let | £18,000 pa



Amenities



Utilities



Business Rates



Car Parking



Rural Location



EPC



Kitchen

Unit 1, Elm Farm

3,217 Sq Ft (298.4 Sq M)

Description

The commercial elements comprise two former poultry buildings, which have been used for a commercial use for several years now. The front has relatively recently been clad in timber boarding with the sides being timber and the roof being profile metal sheeting.

To the rear of the building there is a small yard providing access to the 2 warehouse sections of the buildings and to the front a car park and grassed area.

This unit comprises an entrance lobby/reception with room for several desks, 2 further offices, a kitchen, 2 WCs before leading to the main warehouse space all totalling approximately 3,742 sq ft (348 sq m). The split of the accommodation is listed on page 4.

This warehouse has a maximum eaves height of 3.55m and a minimum eaves height of 1.83m. At the end of the warehouse is a roller shutter door.

Externally there is an oil tank feeding the oil boiler. This unit is available to let with vacant possession.

Location

The property is located at Elm Farm, on the edge of the village of Nash, approximately 7 miles south of Central Milton Keynes and 5 miles west of Buckingham. Winslow is around 4 miles to the north.

The unit benefits from good transport links with the A421 (Milton Keynes–Bedford) and A422 (Milton Keynes–Buckingham) both within easy reach, providing access to the M1 motorway (Junction 13 approximately 12 miles) and the wider national road network. Milton Keynes Central railway station, with direct services to London Euston and Birmingham, is approximately 20 minutes by car.

The location provides an accessible base for light industrial, storage, and distribution uses, while benefiting from a rural setting close to major commercial centres.

Locations

A421: 2 miles

M1: 10.8 miles

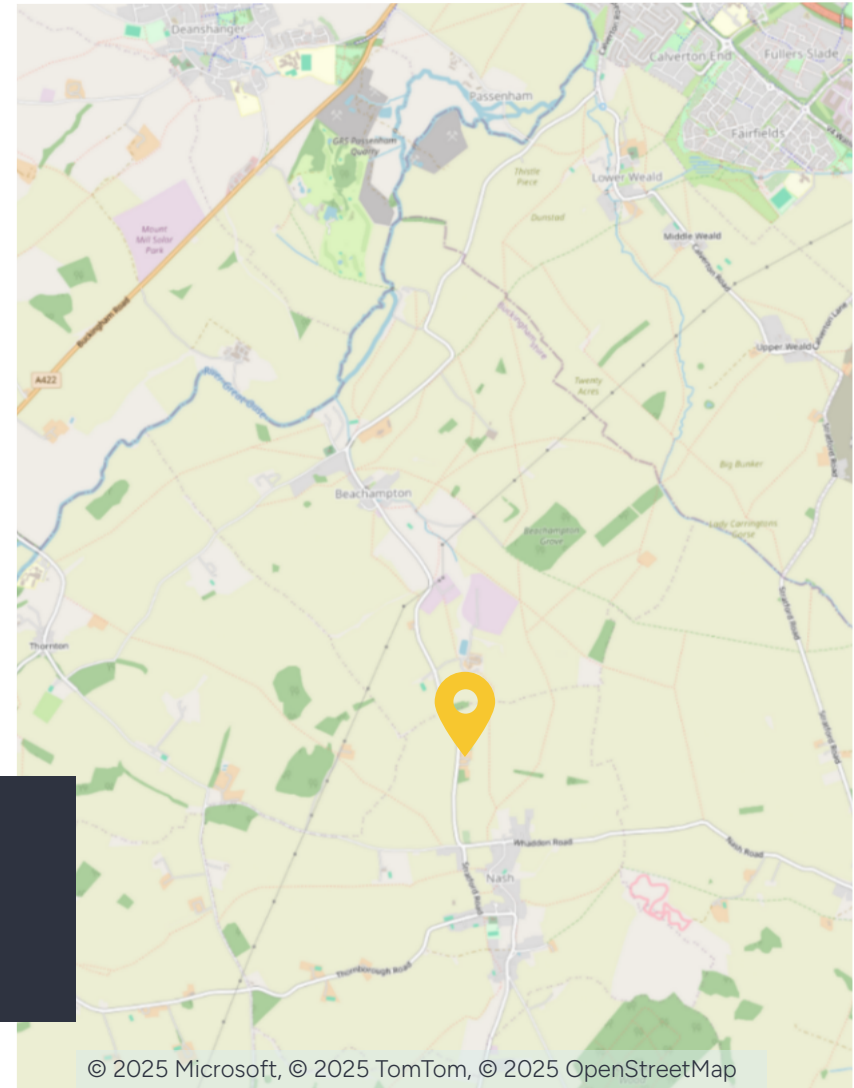
Bicester: 18.3 miles

Nearest station

Milton Keynes: 7.4 miles

Nearest airport

London Luton: 30.9 miles



Accommodation

Description	Sq Ft	Sq M
Offices, Meeting Area & Kitchen	700	65
Warehouse	2,517	233.4
Total	3,217	298.4



Further information

Asking Rent

This property is available to let by way of a new lease on terms to be agreed at a rent of £18,000 per annum.

Business Rates

Occupiers will be responsible for paying business rates directly to the local authority.

Rateable Value £14,750

Rates Payable £7,360.25

2025/2026 Rates Payable 0.499p in the £.

Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

Planning

The current permitted uses of the site fall within use class E of the Town and County planning order updated from the 1st September 2020.

EPC

The EPC rating is E-102.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Service Charge

A service charge is payable in respect of the upkeep of the common parts.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

Strictly by prior arrangement with the sole agents.

Location

Address: Unit 1, Elm Farm, Stratford Road, Nash, Milton Keynes, MK17 0EF

What3words: ///ignore.hurry.workloads





Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



Mathew Brandon

01234 639 442

mathew.brandon@fishergerman.co.uk



Kerry Ward

01234 827 114

kerry.ward@fishergerman.co.uk

Please note: Fisher German LLP and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Fisher German assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

Particulars dated August 2025. Photographs dated August 2025.



This brochure is fully recyclable