



Unit B Old Stratford Business Park, Falcon Drive, Old Stratford MK19 6FG

FOR SALE

Modern Office Building For Sale

1,524 Sq Ft
(142 Sq M)

Unit B Old Stratford Business Park, Falcon Drive, Old Stratford MK19 6FG

DESCRIPTION

The property comprises a modern two storey office building in a landscaped setting together with allocated parking.

Each office suite is self contained benefiting from gas fired central heating, suspended ceilings with recessed lighting, carpeted raised floors with floor boxes, kitchenette and a disabled WC. The first floor suite benefits from two fitted meeting rooms.

- ✓ Self contained office suites on ground and first floors
- ✓ 5 allocated parking spaces
- ✓ New 999 year lease
- ✓ Kitchenette and disabled WC on each floor
- ✓ Raised floors with data cabling
- ✓ Suspended ceilings with inset lighting

LOCATION

The property is located in Old Stratford which lies 5 miles to the north west of Central Milton Keynes. The property is in immediate proximity to the A5, providing direct access to Central Milton Keynes c. 10 mins drive to the south and J15 of the M1 (Northampton) c. 10 miles distant via the A508.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Ground Floor	762	71
First Floor	762	71
Total	1,524	142

VAT

We understand the property is elected for VAT.

LEGAL COSTS

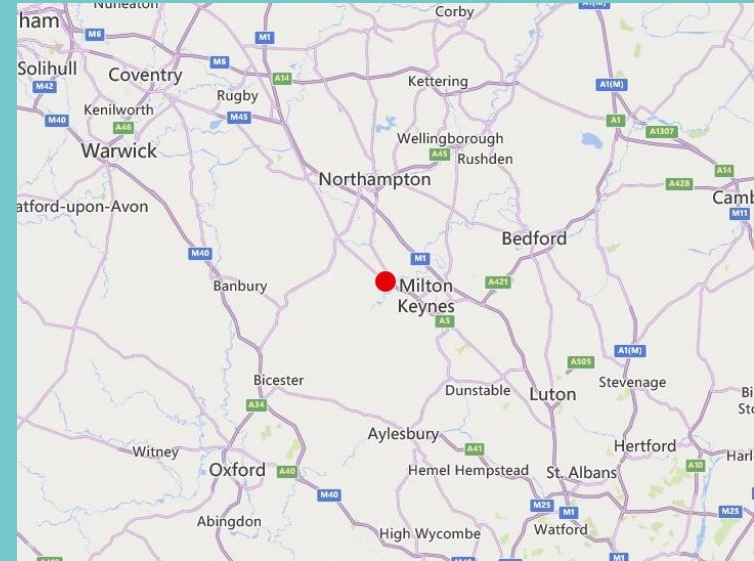
Each party is to bear its own legal costs incurred in the transaction.

TERMS

We are instructed to quote £345,000 for a new 999 year long leasehold interest of the property.

EPC

C-53



lsh.co.uk

© Lambert Smith Hampton. Details of Lambert Smith Hampton (LSH) can be viewed on our website www.lsh.co.uk. This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by LSH as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions for any the purpose, and no responsibility or liability, whether in negligence or otherwise, is accepted by LSH or by any of its directors, officers, employees, agents or representatives for any loss arising from any use of this document or its contents or otherwise arising in connection with this document. All rights reserved. No part of this document may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution. Regulated by RICS 20-Oct-2022

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert
Smith
Hampton**

Tom Harker
01908 544905
THarker@lsh.co.uk