



# Warren Park MK12 5NW

The **Parks**Trust  
MILTON KEYNES

Warren Park, Stratford Road, Milton Keynes  
Suites range 300 - 2,570 sq.ft (28 - 238 sq.m)

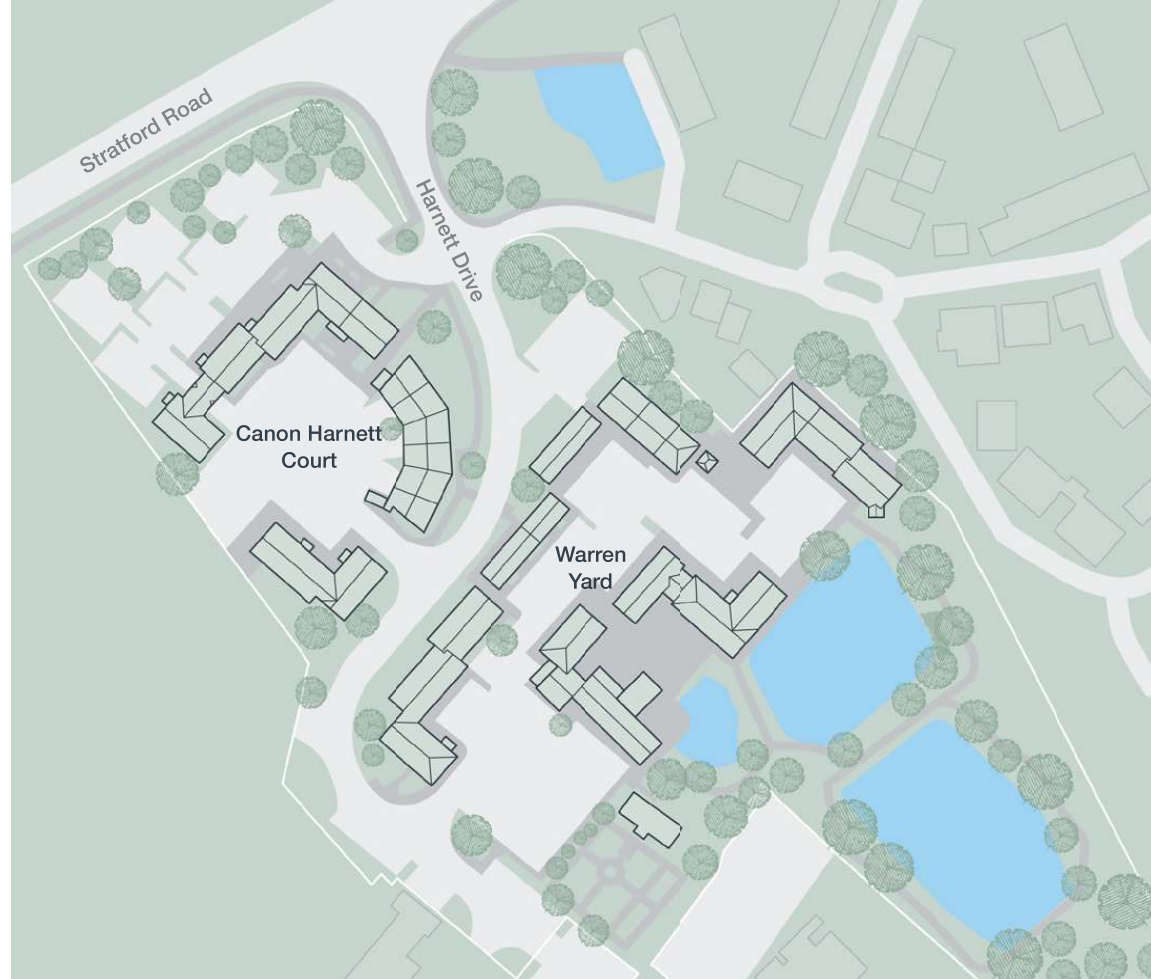


Warren Park, MK12 5NW

# Site overview

Warren Park is a mixed-use development comprising 30 offices, 15 studios and a café, arranged in two courtyards within landscaped grounds featuring Victorian fish ponds.

Construction is a mix of brick, stone and timber boarding elevations, beneath pitched and tiled roofs. The self-contained units combine traditional properties and modern buildings to suit a range of occupiers.



15 minute drive  
from M1 (J14)



10 minute drive to  
mainline rail station



Independent  
café on-site



Plug-and-play  
fibre internet



204 parking spaces  
plus EV charging

# It's all in *the detail*

Floor area range

**300 - 2,400 sq ft**

## Warren Park key amenities



Dedicated local property manager



Green space



Independent café with bean-to-cup coffee



Bicycle parking



204 free parking spaces



EV Charging



Fibre internet



Recycling/waste management service



CCTV/security patrols



Automated defibrillator



Demised WCs



Showers

## Services

All mains services including water, drainage, gas (available with selected units) and three phase power and high-speed fibre internet are connected to the property. Interested parties are advised to make their own enquiries with suppliers.

## Rates

Interested parties are advised to make their own enquiries of the Local Rating Authority, Milton Keynes City Council, to verify rating information.

## Terms

The premises are available by way of a new full repairing and insuring lease to be agreed with flexible lease terms.

## Value Added Tax

Prices, outgoings and rentals are quoted exclusive of but may be liable to VAT.

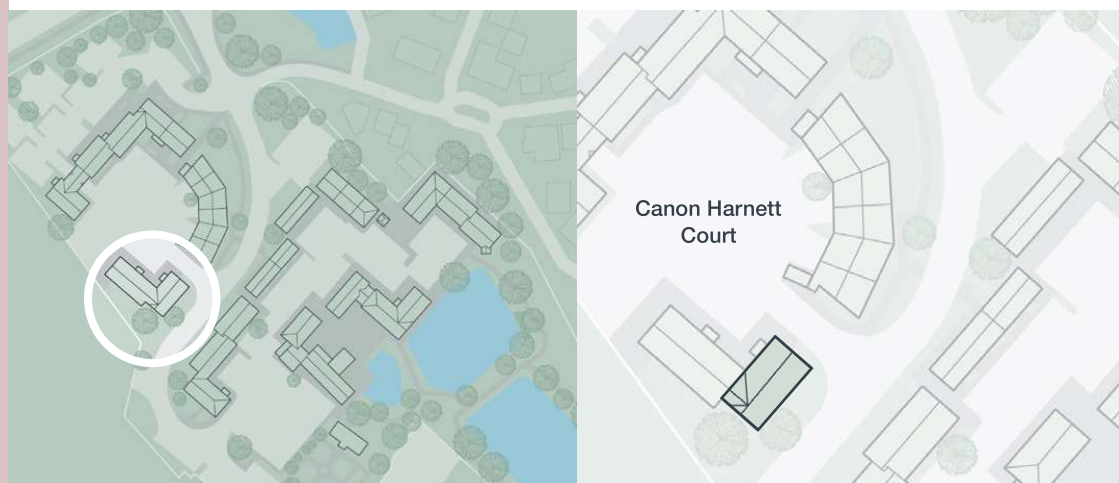
## Legal Costs

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

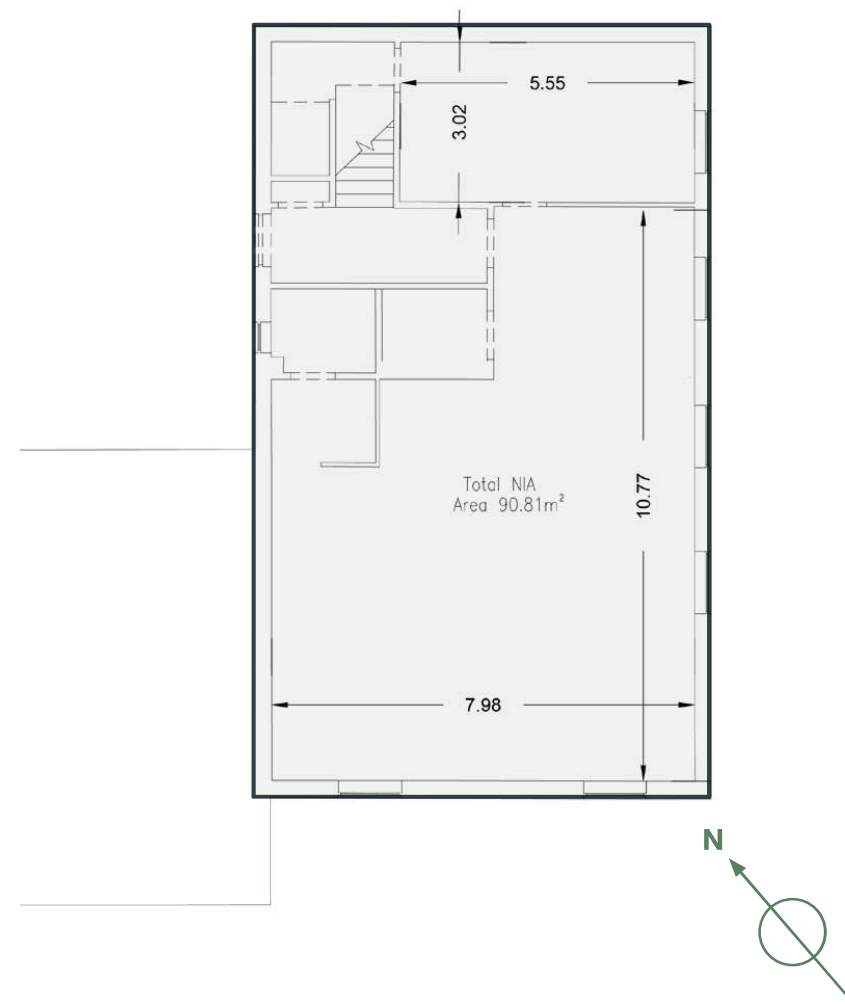
## EPC

The certificate and recommendation report for this property are available on request.

# Unit 1 Canon Harnett Court *ground floor*



This ground floor suite offers privacy and convenience within a professionally managed shared building. It has been designed to elevate productivity and offers high-speed internet, private kitchenette area, two separate toilets, gas central heating and an enclosed meeting room. The suite is enhanced by abundant natural light and contemporary finishes, including LED lighting and intercom system.

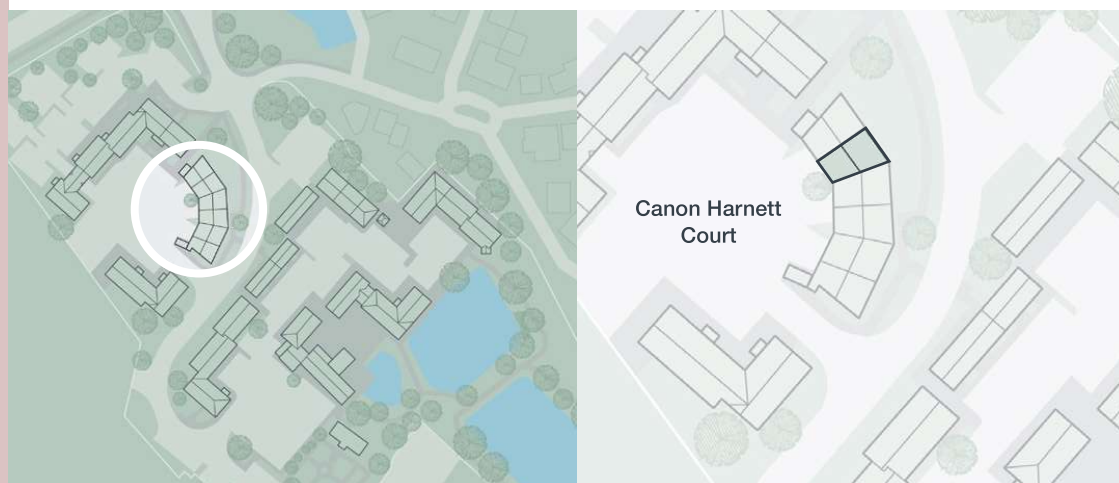


Total NIA area approx.

**92 sq.m / 987 sq.ft**

# Unit 15 Canon Harnett Court

## *first floor*



First-floor suite with private entrance offers a prime opportunity for small businesses. Thoughtfully designed to accommodate a range of uses, the space features a bright, open-plan layout enhanced by LED lighting, electric heaters, and a contemporary neutral colour palette. The suite includes a glass-partitioned meeting room, private toilet, private shower, kitchenette, and a generous main work area—providing a functional and stylish environment.

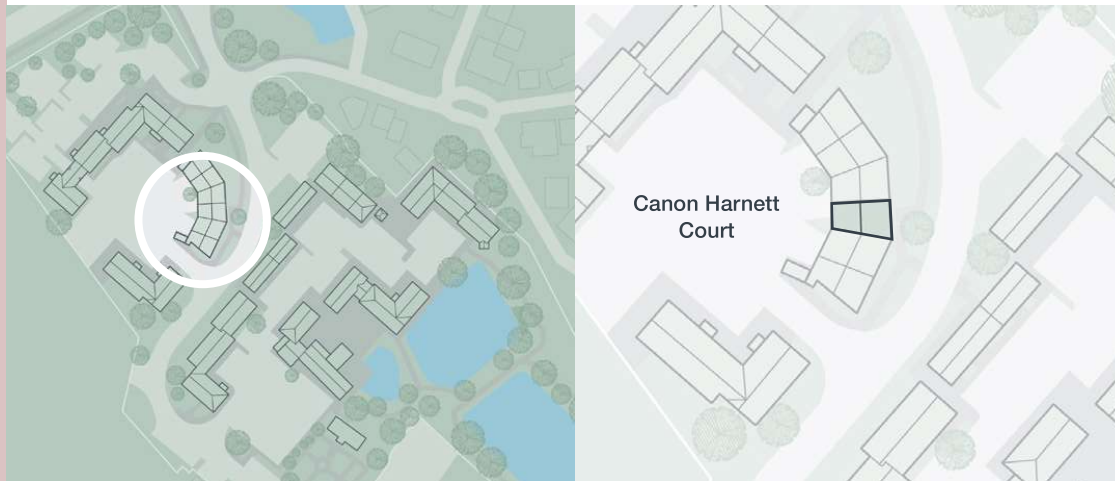
Total NIA area approx.

**49 sq.m / 528 sq.ft**



# Unit 17 Canon Harnett Court

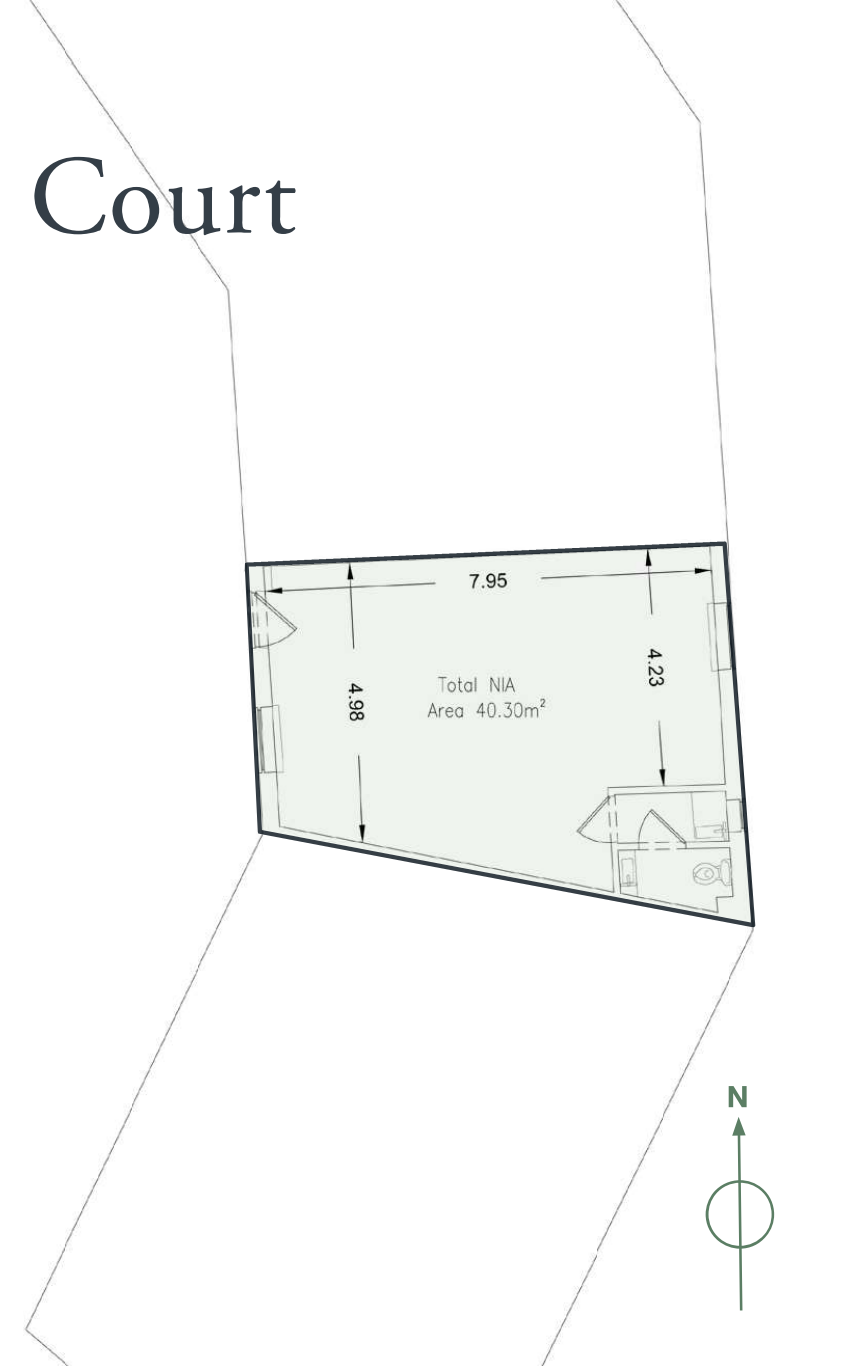
## *first floor*



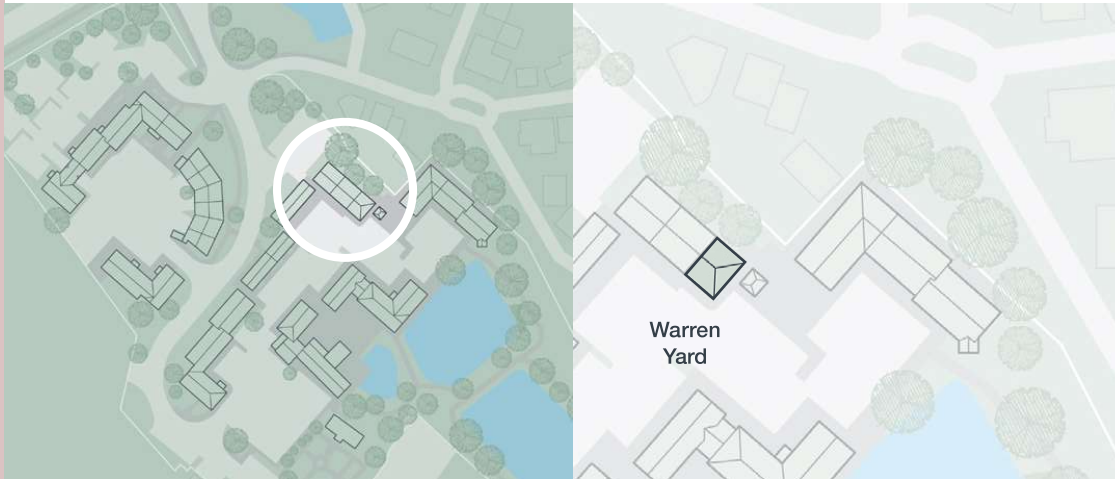
This first-floor suite with its own private entrance presents an outstanding opportunity for small businesses seeking a self-contained and versatile workspace. Offering a light-filled open-plan layout with windows on both elevations, the space is enhanced by LED lighting, electric heating, and a modern neutral colour scheme. Well-appointed throughout, including private toilet and a spacious main work area.

Total NIA area approx.

**42 sq.m / 453 sq.ft**



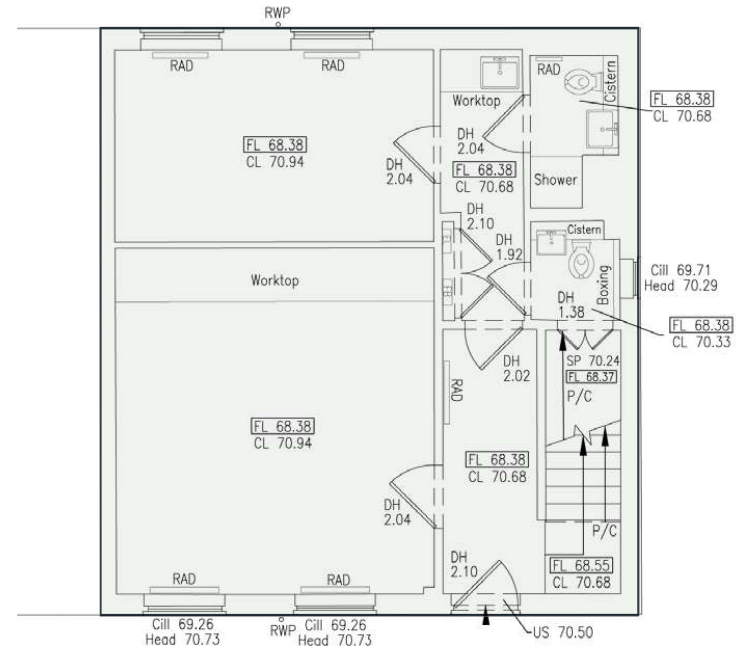
# Unit 8 Warren Yard *ground and first floor*



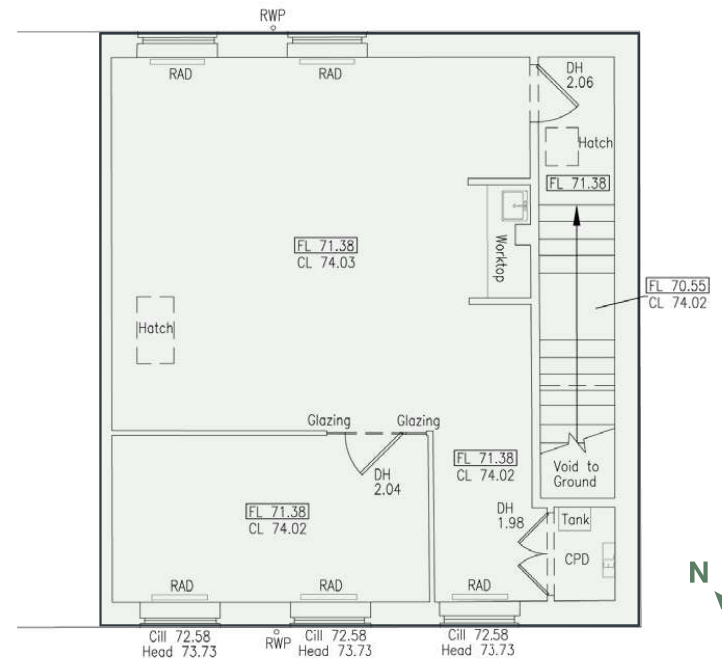
This two storey office suite offers a private entrance and intercom. Designed for functionality and comfort, the bright open-plan layout features new energy-efficient LED lighting, gas central heating, new flooring and a modern neutral colour palette. The suite includes a glass-partitioned meeting room on the first floor, private toilets on the ground floor, shower facilities, kitchenette on both floors, and spacious main office areas.

Total NIA area combined approx.

**93 sq.m / 1,006 sq.ft**

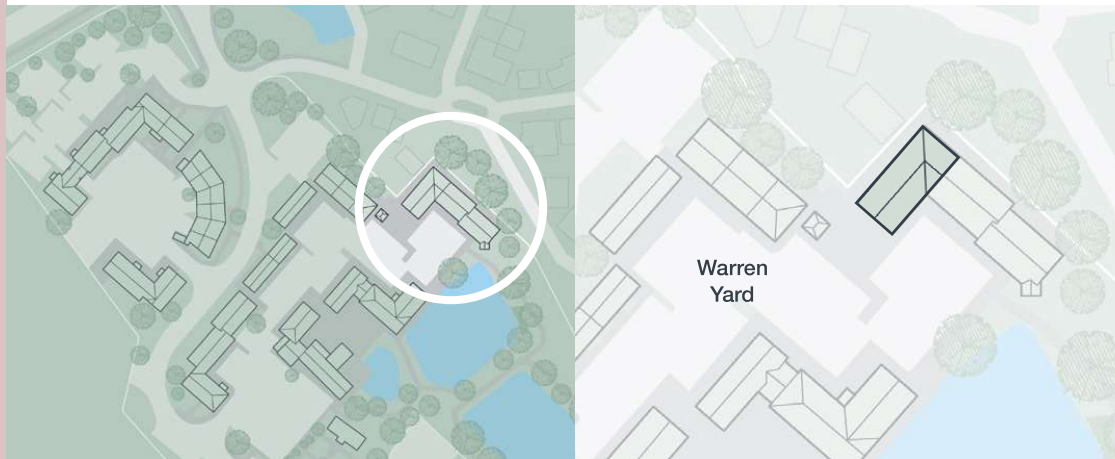


Ground floor plan



First floor plan

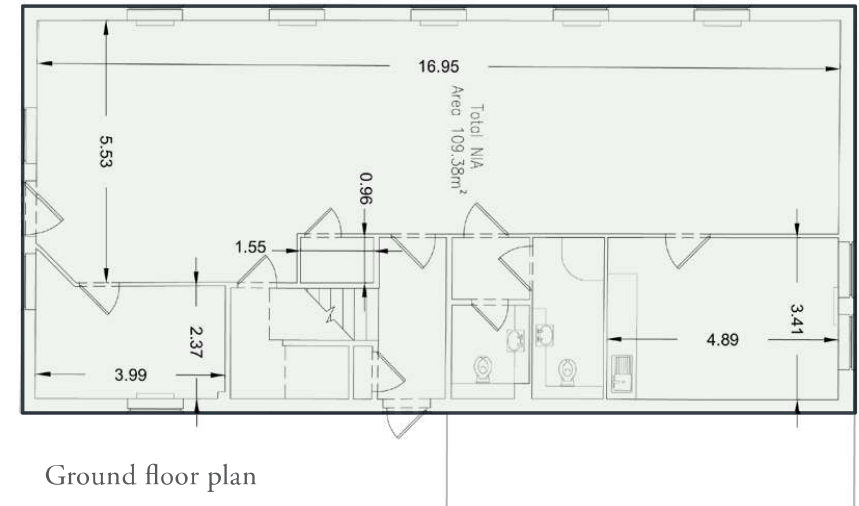
# Unit 9 Warren Yard *ground and first floor*



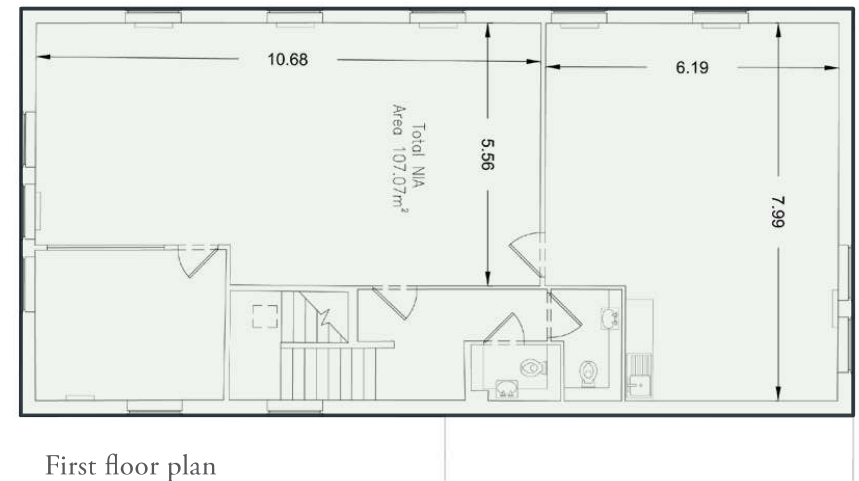
This spacious two-storey office suite boasts a private entrances to the front and side, combining functionality and comfort across both levels. The bright, open-plan layout is enhanced by new energy-efficient LED lighting, gas central heating, updated flooring, and a contemporary neutral colour scheme. The suite features a two meeting rooms on the first floor as well as a smaller meeting space on the ground floor, private toilets on each floor, shower facilities, and well-equipped kitchens on both levels. Generous main office areas provide a versatile and professional environment ideal for growing businesses.

Total NIA area combined approx.

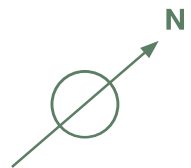
**227 sq.m / 2,441 sq.ft**



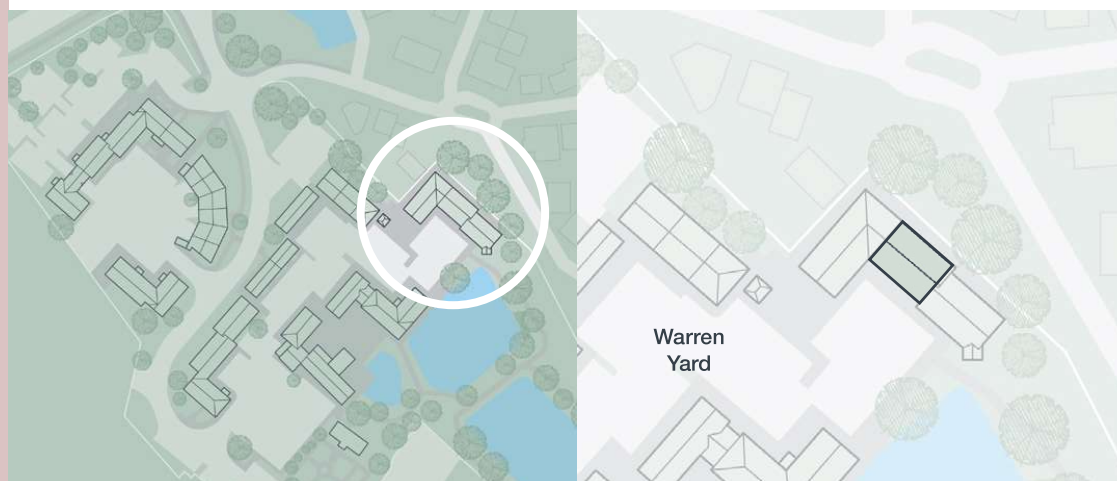
Ground floor plan



First floor plan



# Unit 10 Warren Yard *ground floor*

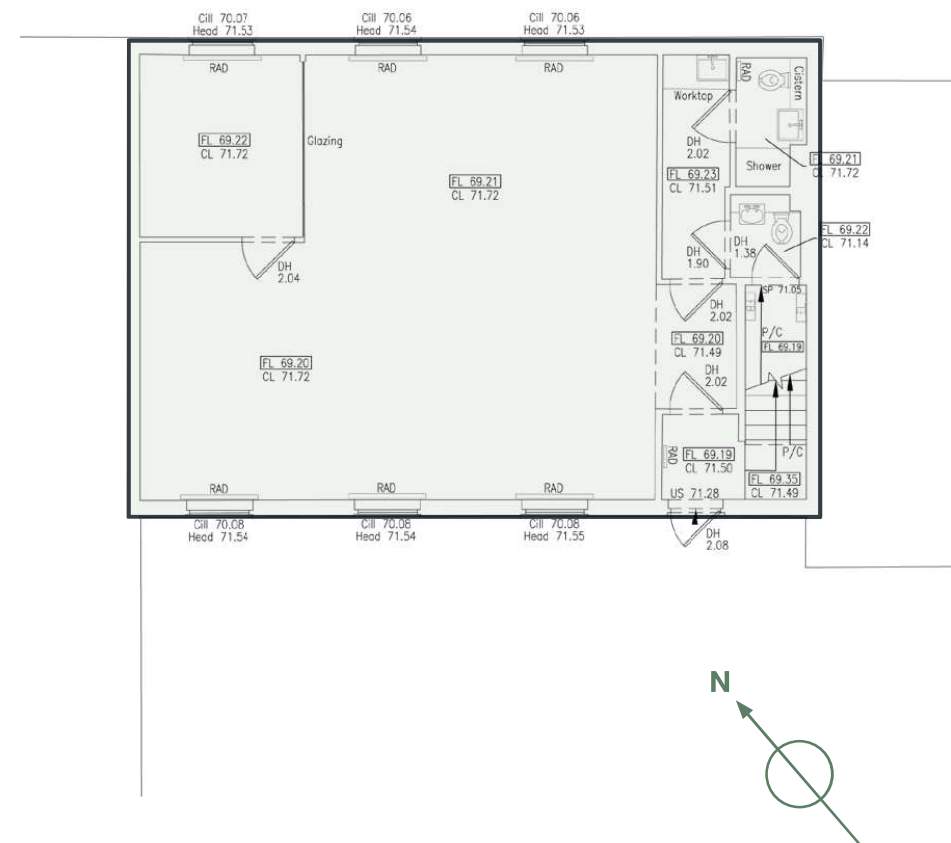


This well-presented ground floor office suite offers an excellent opportunity for businesses seeking a practical and accessible workspace with room to grow.

The suite features a modern open-plan layout, operable windows for abundant natural light, and high-quality internal finishes that create a welcoming, professional environment for staff and visitors alike. With a private office/ meeting space, two separate private toilets, and a kitchen area, the space is ideal for a range of business types.

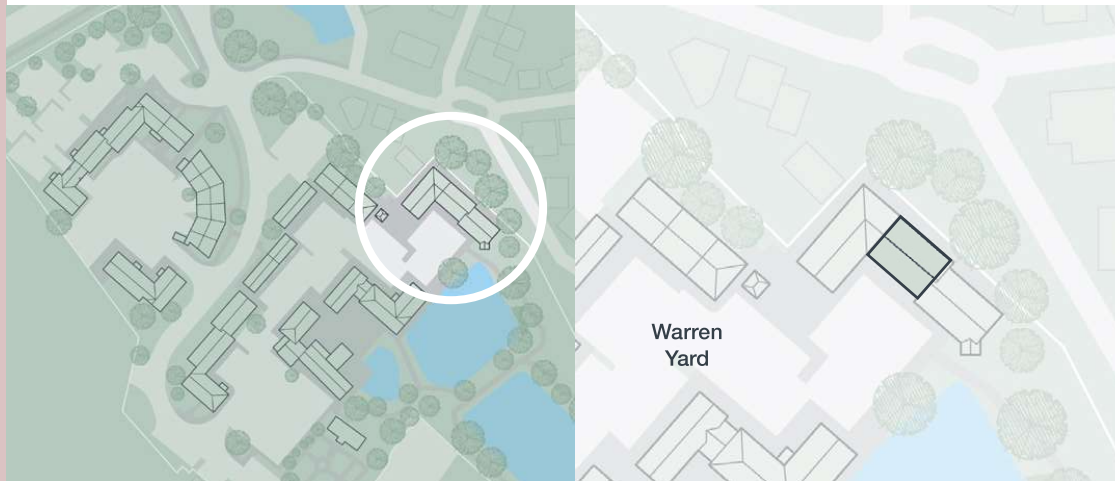
Total NIA area approx.

**82 sq.m / 879 sq.ft**



For those looking to scale or accommodate larger teams, there is the option to combine with an adjoining first-floor suite, offering a seamless expansion solution without the disruption of relocation. This flexible arrangement allows for a total increased footprint, ideal for departmental separation or creating distinct collaborative and quiet zones.

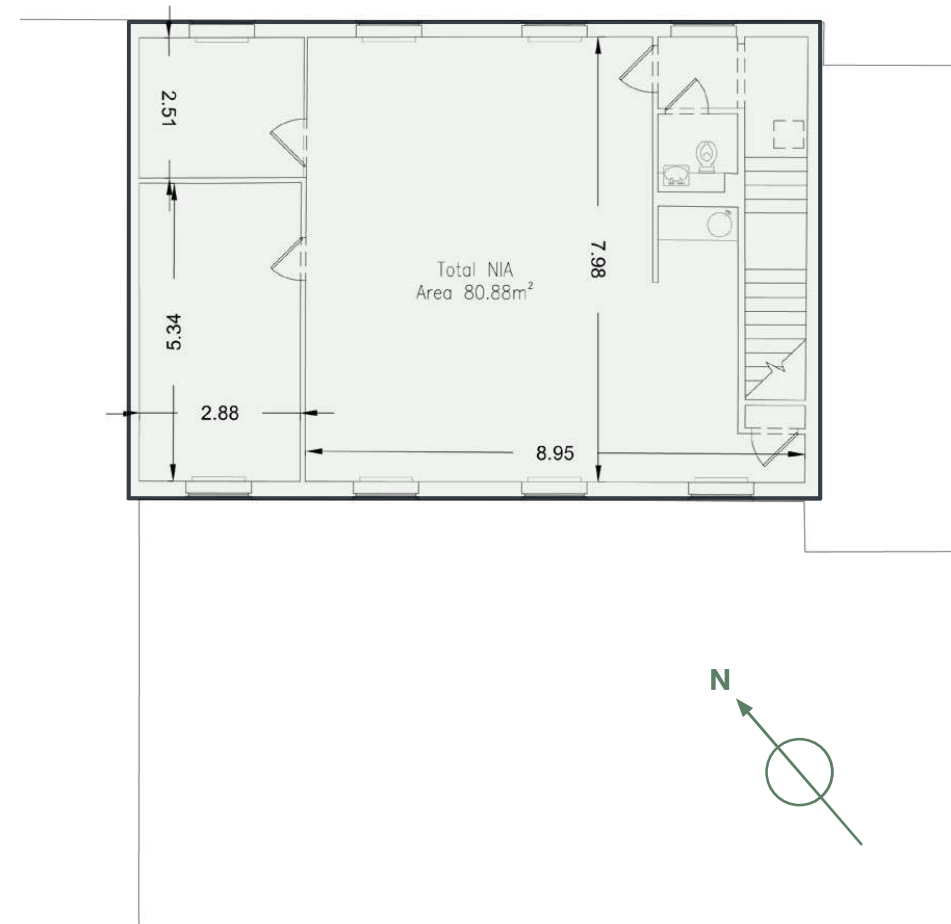
# Unit 10 Warren Yard *first floor*



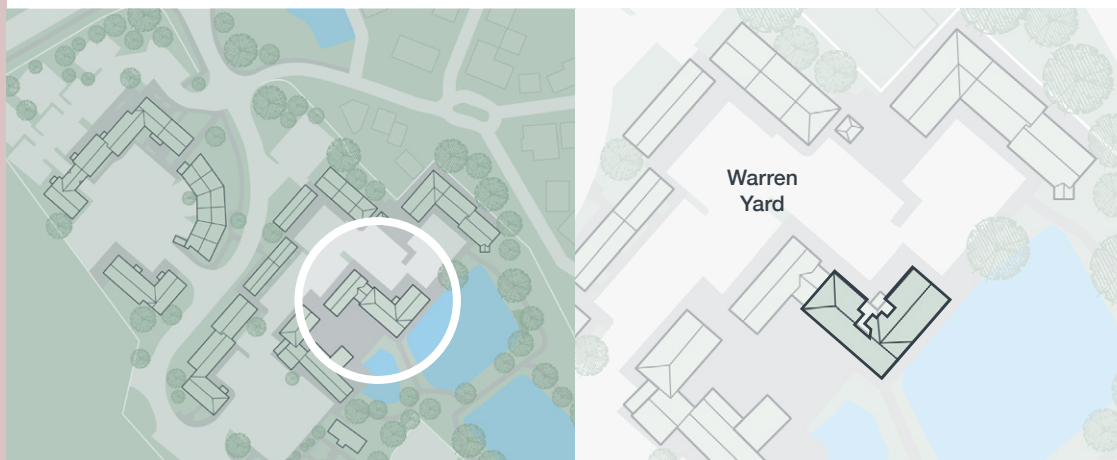
This first floor office suite offers privacy and convenience within a professionally managed shared building. It has been designed to elevate productivity and offers high-speed internet, private kitchenette area, separate toilet, gas central heating and two enclosed meeting rooms. The suite is enhanced by abundant natural light and contemporary finishes, including LED lighting and intercom system.

Total NIA area approx.

**82 sq.m / 879 sq.ft**



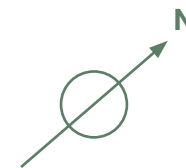
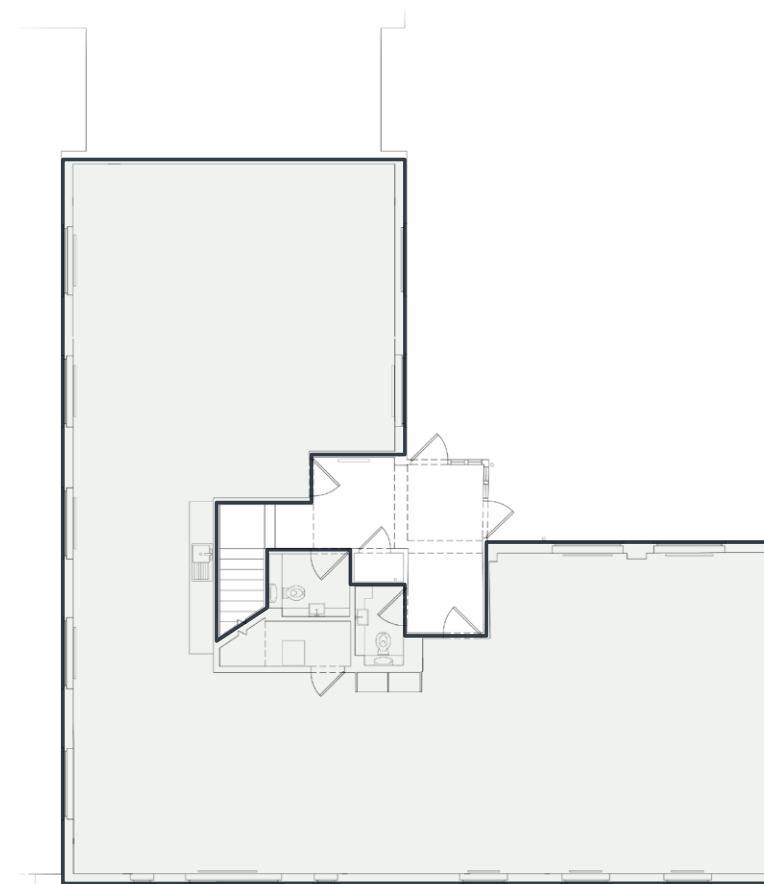
# Unit 12 Warren Yard *ground floor*



This prestigious ground-floor office offers an exceptional open-plan environment, distinguished by its abundant natural light and refined sense of space. Large glazed frames offer elegant views across tranquil ponds, creating a serene and sophisticated backdrop for high-level business activity. Two toilets for your own use along with a brand new kitchenette. Designed to enhance wellbeing and productivity, the workspace combines premium finishes with an atmosphere of calm exclusivity, making it an outstanding setting for organisations seeking a truly distinguished place to work.

Total NIA area combined approx.

**186 sq.m / 2,000 sq.ft**





# Find your business a home

Commercial Properties  
Owned & Managed by

The **Parks** Trust  
MILTON KEYNES

[theparkstrust.com/property](https://theparkstrust.com/property)

# *Grow your business* with The Parks Trust

We don't just create work spaces.

We provide innovators and growing businesses with a place they can call home.

From new businesses to deep-rooted ventures, our flexible environments and no-nonsense leases foster growth and nurture creativity.

Each site benefits from a local management team, so you can be sure someone is close by when needed.



Top: overlooking the pond at Warren Park; bottom: café and communal meeting spaces at Shenley Pavilions.

# What sets us apart *will set you apart*

The Parks Trust is an independent charity which owns and expertly cares for over 6,000 acres of inspirational green space within Milton Keynes.

As part of The Parks Trust business community, your rent contributes to funding our work maintaining the city's parks forever. All for the benefit of the local environment and those who live, work and play in Milton Keynes.

**In every way, your future success is a big part of ours.**



Top: thousands of trees are planted every year;  
Bottom: tree management ensures our green spaces thrive.

# Why businesses *choose Milton Keynes*

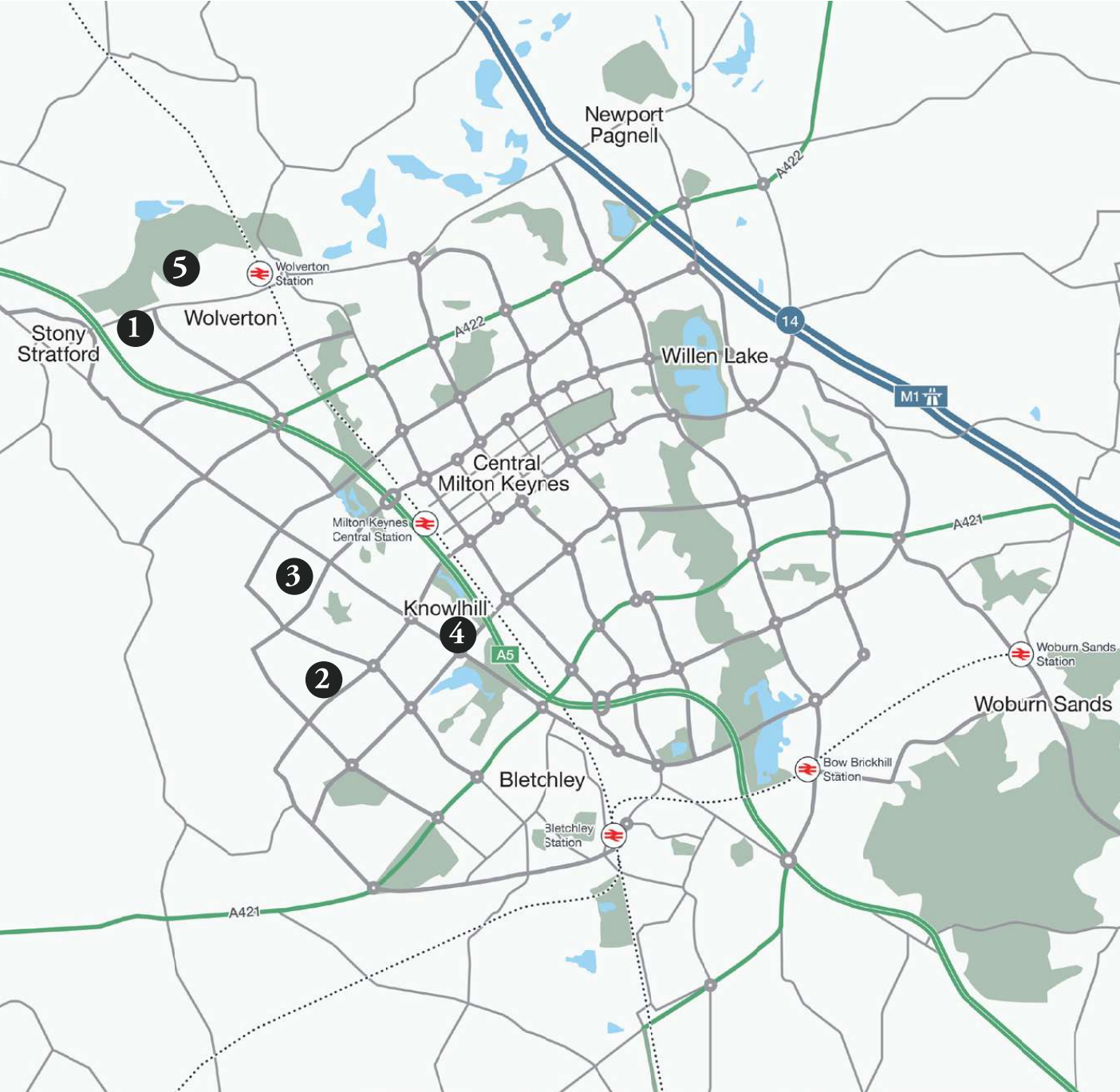
Milton Keynes is one of the UK's most rapidly growing cities, with a current population in excess of 290,000.

The city is an ideal place for business growth—offering excellent transport links, a skilled local workforce, and a supportive, cost-effective environment. With quick connections to London and major UK cities, proximity to international airports, and a steady stream of talented graduates from nearby universities, the city blends accessibility with innovation.

*Good to know: London, Birmingham and beyond are accessible via high-speed rail services from nearby Milton Keynes Central station.*



Milton Keynes boasts a talented local workforce, sports, leisure and recreation areas, and a destination shopping centre.



## Current availability

- 1. Warren Park**  
Premium offices, studios and clinics set in an attractive, landscaped environment.
- 2. Shenley Pavilions**  
Individual offices ideal for small and growing businesses, with a communal atrium and garden courtyards.
- 3. Drakes Mews**  
Self-contained office suites, studio spaces, labs and light industrial units, close to the city centre.
- 4. Radian Court**  
Bright and flexible, self-contained workspaces with modern amenities, close to the city centre.
- 5. Manor Farm Court**  
Individual offices in Grade II listed barn conversions, located within a nature reserve.

Our full property portfolio can be found online at [theparkstrust.com/property](https://theparkstrust.com/property)



# *Arrange a viewing*

Please contact one of our appointed agents to arrange a tour of the property.



**Emily Tarry**

e: [Emily.Tarry@bidwells.co.uk](mailto:Emily.Tarry@bidwells.co.uk)

t: 07825 813 610

**Paul Davies**

e: [Paul.Davies@bidwells.co.uk](mailto:Paul.Davies@bidwells.co.uk)

t: 07944 774 137

Nothing contained in these particulars or their contents or actions, both verbally or in writing, form any offer or contract, liability or implied obligation to any applicants, viewing parties or prospective purchasers of the property to the fullest extent permitted by law and should not be relied upon as statements or representative of fact. Milton Keynes Parks Trust appointed Agents will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only, may not be to scale and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Purchasers must satisfy themselves by inspection or otherwise of all services, appliances and facilities. All rentals and prices are quoted exclusive of VAT unless otherwise stated. Prospective purchasers and tenants will be asked to produce identification of the intended purchaser/tenant and other documentation in order to support any conditional offers submitted to the vendors. Milton Keynes Parks Trust and its appointed Agents accept no liability of any type arising from your delay or other lack of co-operation. Milton Keynes Parks Trust appointed Agents may hold your name on their databases unless you instruct otherwise.

**The Parks Trust**  
MILTON KEYNES

©2025 The Parks Trust, All rights reserved. 1300 Silbury Blvd, Milton Keynes, MK9 4AD. Milton Keynes Parks Trust is a registered charity (Charity No. 1007183) and is a Company registered in England and Wales (Company No. 02519659).

UNIT	FLOOR	SIZE		QUOTING RENT (£/PAX)	EPC RATING	STATUS
		SQ FT	SQ M			
1 Canon Harnett Court	Ground	987	92	£19,740	C 63	Available
15 Canon Harnett Court	First	560	52	£15,400	B 42	Available
17 Canon Harnett Court	First	453	42	£12,457	E 102	Available
9 Warren Yard	Ground & First	2,441	227	£48,820	C 57	Available
10 Warren Yard	First	879	82	£18,500	B 49	Available
12 Warren Yard	Ground	2,000	186	£40,000	C 56	Available April 2026

Suites are available on new effective full repairing and insuring terms to be agreed. Business rates may be subject to small business rates or transitioned relief and prospective tenants are advised to make their own enquiries with the Local Rating Authority.

**Enquiries**

Emily Tarry  
07825 813 610  
[emily.tarry@bidwells.co.uk](mailto:emily.tarry@bidwells.co.uk)

# WARREN PARK, STRATFORD ROAD, MILTON KEYNES, MK12 5NW TO LET