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**CALVERTON LANE BARN | CALVERTON | MILTON KEYNES
BUCKINGHAMSHIRE | MK19 6EU**

BARN CONVERSION OFFICE TO LET

2,503 sq ft / 232.53 sq m

- Barn Conversion Style Office
- Rural location on edge of MK
- Good parking provision
- Available April 2019



Location

Calverton is situated on the outskirts of north-west Milton Keynes. A full range of local facilities are available in Stony Stratford which is approximately three miles north of the site. Central Milton Keynes is three miles east of the site and has all the facilities required from a major regional centre. Junction 14 of the M1 is approximately 10 minutes drive time from Warren Park. Public transport routes stop outside the estate.

Description

Calverton Lane Barn is a converted barn of stone construction, with an extensive front car park set within landscaped grounds. The site is completely self-contained with its own access from Calverton Lane. The barn provides predominantly open plan office accommodation of 2,503 sq ft with a server room, WCs and a kitchen facility. On the first floor there are two additional office rooms currently set up as a director's office and meeting room. A further meeting room is available within the barn extension. An external shed for storage is included within the office.

Terms & Tenure

The property is available by means of a new full repairing and insuring lease for a term to be agreed.

Energy Performance Certificate

The property has an EPC rating of C-54.

Rent

£42,000 pa exclusive. Rent is payable quarterly in advance.

Business Rates

Rateable Value (2017)	Estimated Rates payable (2019/2020)
£30,000	£14,940

Floor Areas

	Net Internal floor area (m ²)	Net Internal floor area (sq ft)
Ground Floor	143.55	1546
First Floor	88.98	957
TOTAL	232.53	2,503



Viewing and further information:

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