

## To Let

### Grange Farm, 130 Dunthorne Way, New Hill Place, Milton Keynes, Bucks MK8 0LW

 £34,675 Per Annum

 182 Sq M / 1,959.05 Sq Ft

 A ground floor lock-up unit incorporating single WC, kitchen and storage space, all on ground level. Access is also available at the rear.

Free parking to the front.



## **Grange Farm, 130 Dunthorne Way, New Hill Place, Milton Keynes, Bucks, MK8 0LW**

### **Location**

The unit occupies a prominent position within the Grange Farm district and is set in a primary residential area to the West of Milton Keynes, with a range of retailers and service providers catering for the local market.

### **Terms & Tenure**

The unit is available by way of a new sub-lease on flexible terms to be agreed.

### **EPC**

The EPC rating for the property is D

### **Accommodation**

#### **Gross Internal Area:**

|              |          |              |
|--------------|----------|--------------|
| Ground Floor | 182 sq m | (1959 sq ft) |
|--------------|----------|--------------|

### **Rates**

Rateable Value £36,250. The rates payable may be affected by transitional arrangements. Interested parties should call the local Rating Authority for further advice.

### **VAT**

All figures are quoted exclusive of VAT, purchasers and lessees must satisfy themselves as to the applicable VAT position, seeking appropriate professional advice.

### **Costs**

Each party is to be responsible for their own legal costs.

### **Viewing**

Strictly by appointment only please contact:

Jo Ferris [jo.ferris@stimpsonseves.co.uk](mailto:jo.ferris@stimpsonseves.co.uk)