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WARREN HOUSE

WARREN PARK | WOLVERTON MILL | MILTON KEYNES | MK12 5NF

FREEHOLD OFFICE INVESTMENT FOR SALE

1,900 sq ft / 176.51 sq m

- Grade II listed Office Investment
- Located within established office park
- Fully refurbished including a newly fitted roof
- Income producing - gross rent of £51,370 per annum
- Potential redevelopment STPP



Description

Warren House is a grade II listed converted farmhouse of stone construction, with a front courtyard within extensive landscaped grounds, incorporating Victorian fish ponds. Internally the office provides 4 levels of office accommodation. A WC with shower facilities is located on the 2nd floor along with a kitchenette. The basement is currently self contained with a separate WC and access through the rear of the building. All of the offices are currently let and a tenancy schedule is provided below.

The roof has very recently been fully retiled.

Price

Offers in excess of £575,000 + VAT.

Business Rates

Each suite has its own separate listing – further details are available on request.

Energy Performance

The property has an EPC asset rating of B(38).

Floor Areas

Floor	Area (sq ft)	Area (sq m)
Basement	510	47.38
Ground Floor	500	46.45
First Floor	537	49.89
Attic	353	32.79

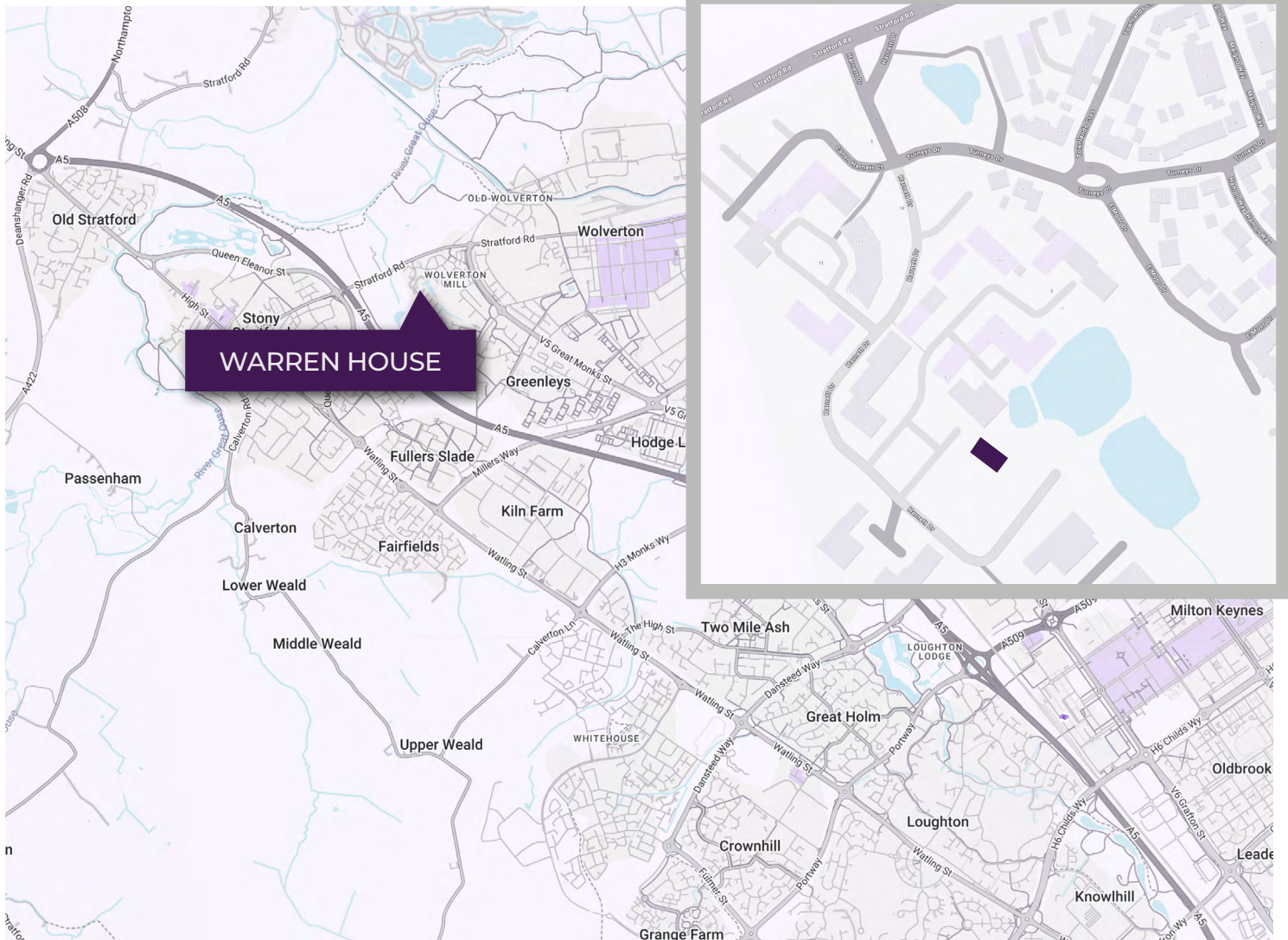
Tenancy Schedule

Floor	Rent
Suites 1 & 2 Basement, let as one unit	£15,000 pa + VAT (currently let until 31st Jan 2030)
Suite 3	£8,000 pa + VAT (currently let until 28th Feb 2028)
Suite 4	£8,000 pa + VAT (currently let until 5th Jan 2027)
Suite 5	£8,000 pa + VAT (in process of extending current lease until 31st Jan 2028)
Suite 6	£5,760 pa + VAT (in process of extending current lease until 31st March 2027)
Suite 7	£6,610 pa + VAT (currently on a rolling tenancy, with 2 months notice)



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Location

Warren Park is situated on the outskirts of Stony Stratford, in the north-west of Milton Keynes. A full range of local amenities, including shops, cafés and everyday services, are available in Stony Stratford, which lies approximately half a mile to the west.

Central Milton Keynes, located around 3 miles to the south-east, provides a comprehensive retail and leisure offering, together with mainline rail services to London and beyond. The property also benefits from excellent road connectivity, with Junction 14 of the M1 motorway accessible within approximately a 10-minute drive. In addition, regular public transport routes serve the area, with bus stops positioned directly outside the estate, providing convenient links to the wider Milton Keynes area.

Viewing and further information:



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