



Unit G Old Stratford Business Park, Falcon Drive, Milton Keynes MK19 6FG

**TO LET  
FOR SALE**

Modern Office Building For Sale

**1,992 Sq Ft  
(185 Sq M)**

# Unit G Old Stratford Business Park, Falcon Drive, Milton Keynes MK19 6FG

## DESCRIPTION

The property comprises a modern mid terrace 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
- ✓ 6 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	1,008	94
First floor	984	91
<b>Total</b>	<b>1,992</b>	<b>185</b>

## VAT

We understand the property is elected for VAT.

## LEGAL COSTS

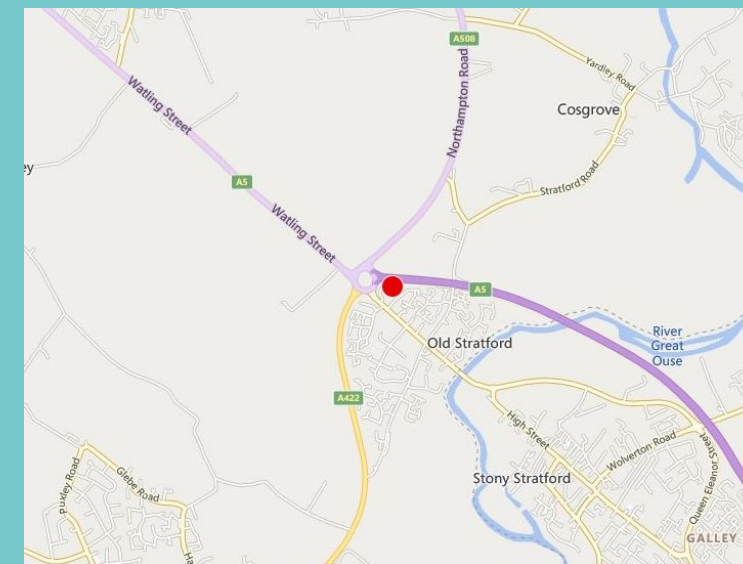
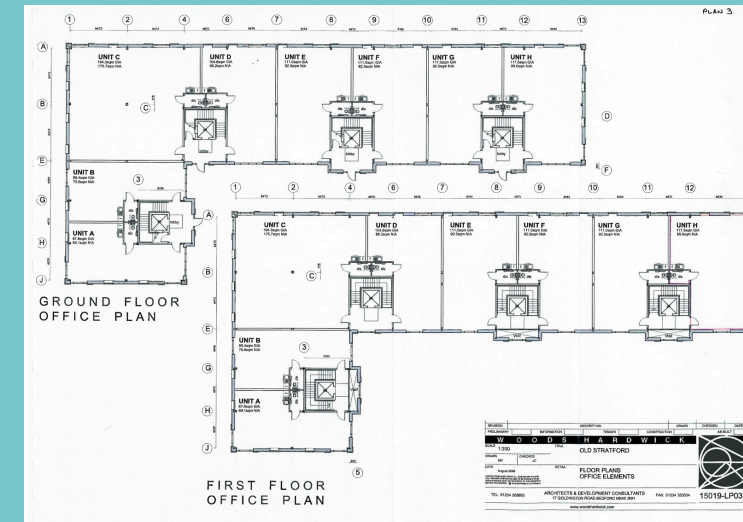
Each party is to bear its own legal costs incurred in the transaction.

## TERMS

We are instructed to quote £400,000 for a new 999 year long leasehold interest of the property.

## EPC

C-53



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## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



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