



louchshacklock
and partners LLP

01908 224 760
www.louchshacklock.com



**BRUNEL HOUSE | SWANWICK LANE | BROUGHTON
MILTON KEYNES | BUCKS | MK10 9LB**

SELF-CONTAINED MODERN OFFICE

1,528 sq ft (142 m²)

FOR SALE

- Corner terrace modern office building
- Close to Jct 14 M1
- 5 dedicated parking spaces onsite
- Redevelopment opportunity (STPP)



Description

The property comprises a corner terraced modern office building arranged over ground and first floors; it is configured to provide predominantly open plan accommodation with cellular office suites. Internally, the property is fitted to a standard specification including carpeted timber flooring, perimeter data trunking, fluorescent strip lighting, gas central heating. The property benefits from good onsite amenities including two W/C facilities, a kitchenette and dedicated parking with provisions of up to 5 cars.

Specification

- ✓ **Corner terrace modern office building**
- ✓ **Gas central heating**
- ✓ **Onsite amenities including kitchen and W/C facilities**
- ✓ **5 dedicated parking spaces onsite**
- ✓ **Redevelopment opportunity (STPP)**

Terms and Tenure

The property is available to purchase on a freehold basis.

EPC

EPC commissioned and certificate awaited.

Price

£350,000 exclusive.

Floor Area

	GIA (m ²) approx.	GIA (sq ft) approx.
Brunel House Suite 20, Swanwick Lane, Broughton, Milton Keynes, MK10 9LB	142	1,528

Business Rates

	Rateable Value 2023	Estimated Rates Payable (2025/26)
Brunel House Suite 1, 20, Swanwick Lane	£3,350	£1,671.65 (ignoring any small rates relief)
Suites 2 & 5 Brunel House Gnd Flr 20, Swanwick Lane	£5,000	£2,495 (ignoring any small rates relief)
Brunel House Suite 3, 1 Highley Grove	£5,300	£2,644.70 (ignoring any small rates relief)
Brunel House Suite 4 1st Flr 20, Swanwick Lane	£3,050	£1,521.95 (ignoring any small rates relief)



Location

The property is located in Broughton, on the eastern fringe of Milton Keynes, approximately 0.7 miles northwest of Kingston, 2 miles southeast of Willen Lake, positioned adjacent with the V11 Tongwell Street, which in turn provides access to Milton Keynes's wider grid system and J14 of the M1 Motorway within 2 miles. The immediate vicinity is predominantly categorised by residential property with a number of commercial occupiers including Veloworx, Designcom and Fintrano.

Viewing and further information:



Chris McClure
01908 224767
chris@louchshacklock.com

Luke Epps
07522 084427
luke@louchshacklock.com