



Shipton Barns

Shipton, Winslow, Buckingham, MK18 3JL

MODERN OFFICE WITH PARKING

2,652 sq ft
(246.38 sq m)

- Exceptionally well presented modern office
- Ample car parking spaces
- Air conditioning
- Underfloor heating
- Fitted alarm system
- Kitchen facilities
- W/Cs

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Summary

Available Size	2,652 sq ft
Rent	£40,000 per annum Plus VAT
Rates Payable	£3,343.30 per annum Small Business Rates Relief May Apply
Rateable Value	£6,700
VAT	Applicable
Legal Fees	Each party to bear their own costs
BER Rating	A (20)

Description

The office suite benefits from a combination of open-plan space and glass-partitioned offices/meeting rooms, all finished to an exceptionally high standard. There is air conditioning, underfloor heating powered by an air source heat pump, fitted alarm system, modern kitchen and restroom.

There is a spacious reception area that leads into a large open-plan office with a glass-partitioned boardroom and an additional meeting room. The suite has an apex roof with exposed beams and bifold doors, allowing for an abundance of natural light.

The property is located in a serene rural setting, offering ample parking facilities, including three carports and two electric vehicle charging points. Externally, there is a private parking area with three carports, a storage shed, and space for approximately 20 vehicles. Additionally, there is a small patio and a grassy area that was previously a wildflower meadow, available for the tenant's use.

The modern office furniture, as shown in the pictures, can be acquired through separate negotiation.

Location

The property is situated on the Swanbourne Estate, just outside the town of Winslow in Buckinghamshire. This location offers a countryside setting with excellent transport links, ensuring quick and easy access to Milton Keynes and other nearby towns. Winslow is within walking distance, offering a variety of amenities including cafes, restaurants, pubs, and convenience stores like the Co-op.

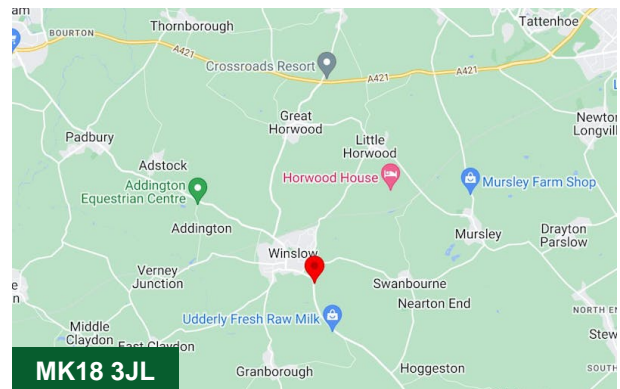
Milton Keynes Central train station is 11 miles away, providing a fast rail service to London Euston in approximately 30 minutes. The new Winslow Railway Station, currently under construction as part of the East West Rail project, will offer services to Milton Keynes, Bicester, Aylesbury, Oxford, Bedford, and Cambridge once completed. Trains are expected to begin operating in 2024.

Money Laundering and Identity Checks

Money Laundering Regulations require Chandler Garvey to conduct checks on all tenants and purchasers.

Terms

Assignment of the current lease from 1st June 2023 to 31st May 2033, with a tenant break on 1st June 2028.



Viewing & Further Information



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