

Woodholls



Gawcott Field Farm Business Park, Buckingham, MK18 1TN

£2,500

This detached two storey, characterful, brick built building with a pitched roof provides well decorated light and spacious office accommodation. There are two personnel doors into the building one with ramped access for wheelchairs.

The accommodation on the ground floor incorporates a large open plan office, a further office or meeting room, a kitchen with sink, dishwasher, fridge and floor and wall units.

The first floor features another large open plan office with original feature beams, a further two offices and a cloakroom.

Merlin House is fitted with superfast fibre broadband, carpeted flooring, data trunking, double glazed windows and doors, motion sensitive lighting (in part) and air conditioning throughout. The offices also benefit from a fire alarm and intruder alarm.

Externally the property provides car parking directly to the rear of the building, together with a patio area for staff and visitors to enjoy in the summer months.

44 Buckingham Street, Aylesbury, Bucks, HP20 2LL

Telephone: 01296 433 393 Email: info@woodholls.co.uk Website: www.woodholls.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales <small>EU Directive 2002/91/EC</small>		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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