

REF: 1655



8 GROVE ASH | MOUNT FARM | MILTON KEYNES | MK1 1BZ

SELF-CONTAINED, GROUND FLOOR UNIT, USE CLASS E  
AVAILABLE TO RENT

TO BE LET



Bernard  
Gordon &  
Company

☎ 020 8099 3119

✉ sales@bernardgordon.co.uk

## OVERVIEW

Single storey, self-contained unit with a total gross internal floor area of approx. 3,584 sq ft.

Sitting within a site of approx. 1/3 of an acre.

Prime location with beautiful nature surroundings of Mount Farm Park and Mount Farm Lake.

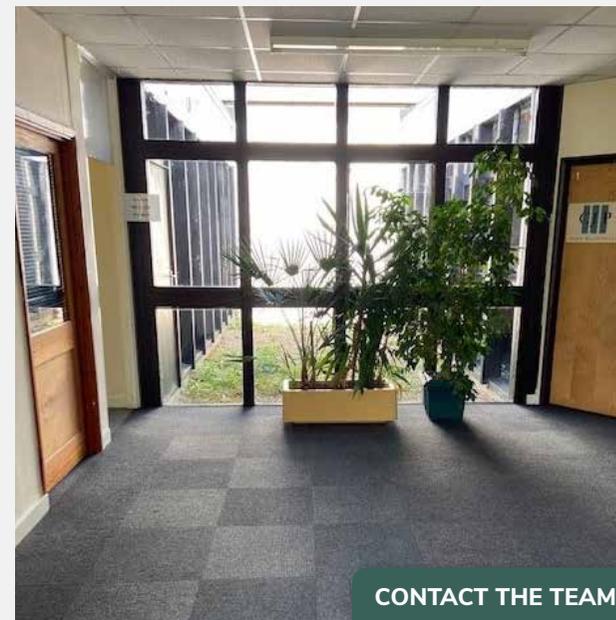
There is approx. 11 car parking spaces at the front, along with a large outdoor area at the side & rear.

Just over 1 mile away to Fenny Stratford Railway Station.

Ideal for a number of uses including day nurseries, creche, medical, dental etc. Or alternative uses including primary/secondary or SEN school, subject to planning.

To be let on new FR&I lease for a term to be agreed, offers invited in the region of £62,500 per annum exclusive.

Subject to contract.



CONTACT THE TEAM ON:

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## LOCATION

The property is situated in the heart of Mount Farm in Milton Keynes and is directly adjacent to Mount Farm Park and Mount Farm Lake and overlooking public open space comprising many acres of parkland and stunning scenery. The property is located on Grove Ash, close to its junction of Dawson Road and Bond Avenue. It has easy access to both Fenny Stratford and Bow Brickhill National Rail Stations for a short, direct route to Bletchley station and adjoining services to Central London.

The premises is also within easy reach of Milton Keynes town centre as well as MK1 shopping park for access to of a number of different amenities including, M&S, Costa, Primark, Superdrug, JD Sports, Nando's, TGI Fridays etc.



## THE PROPERTY

The property comprises of a self-contained, semi-detached, single storey building which is currently being used for office purposes and has been left in good condition.

Mount Farm Park adjoins the property and provides acres of communal parkland. The area features picnic tables, park benches, and footpaths around the lake and is a popular destination for nearby residents.

There is a private car park at the front which includes 11 marked parking spaces along with a demised outdoor area to the rear and side for use as a children's play area if required.

### The accommodation comprises:

- 7 x offices
- Kitchen
- W.Cs
- Reception area

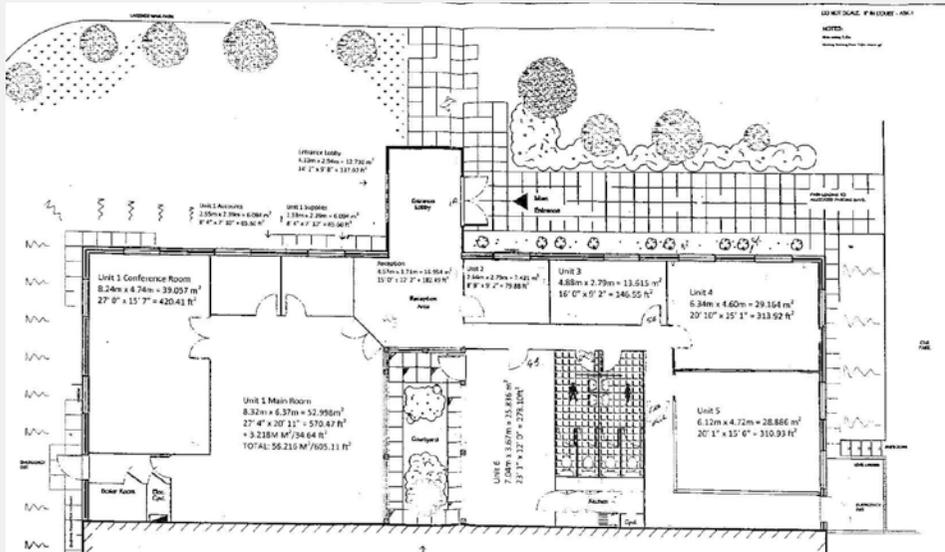
**We are advised the total gross internal floor area of the 3,584 sq.ft. (332 sq m).**

TA new roof was installed in June 2020 with a guarantee for 20 years. The majority of walls internally are non-structural and therefore the layout can be re-arranged if required, subject to approval. The property also benefits from centralised gas central heating operating in every unit and toilets and air conditioning in two units.

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## ⦿ PLANNING

We are advised the planning permission falls within use class E and note the buildings were previously used as offices. NOTE: As from 1st September 2020 the use class order has been redefined and the commercial element of this property, we are advised, now falls into category E and is therefore deemed ideal for a number of uses including medical, day nurseries, leisure, offices, medical, dental etc.

Other alternative uses including education, primary/secondary schools, SEN, colleges, music/dance etc. would only be considered on a subject to planning basis.

## ⦿ VAT

I am advised the property is not elected for VAT purposes.

## ⦿ RENT

To be let on new FR&I lease for a term to be agreed, offers invited in the region of £62,500 per annum exclusive, subject to contract.

## ⦿ EPC

Band D.

## ⦿ RATING

TBA.

## ⦿ COSTS

Each party to be responsible for their own legal and professional costs.

## ⦿ HOLDING DEPOSIT

Purchasers/tenants wishing to secure this property will be required to pay a holding deposit to Bernard Gordon & Co of £3000. This deposit is not refundable except if the vendor/landlord withdraws or clear title cannot be proved (or suitable indemnity cannot be provided). In addition the holding deposit is not refundable in the event that a prospective purchaser/tenant fails to exchange/complete after a reasonable period following the submission of the legal documentation or if the purchaser/tenant does not exchange/complete on or before set/agreed deadlines for exchange/completion. This deposit is held in our clients account until completion.



# INSPECTIONS STRICTLY BY APPOINTMENT ONLY

## CONTACT:

**Ben Wallis / Ben Goldstone**

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## 🎯 IMPORTANT NOTICE

These property particulars have been prepared in all good faith to give a fair overall view of the property. If you require any further information or verification of any points particularly relevant to your interest in this property, please ask.

It should be noted that nothing in these particulars shall be deemed to be a statement that either the property is in good structural condition, or that any services, appliances, installations, equipment or facilities, are in good working order. No plant, machinery or appliance electrical or mechanical, present at the day of inspection has been tested and accordingly purchasers should satisfy themselves on such matters prior to purchase.

These particulars are given as a general guideline only, and do not constitute, nor constitute any part of an offer or contract. Any photographs included within these particulars depict only certain parts of the property and no assumptions should be made with regard to parts of the property that have not been photographed. Furniture, furnishings, personal belongings and other contents, etc., shown in the photographs must not be assumed to be included in the sale, neither should it be assumed that the property or the contents remain as displayed in the photographs. If in doubt, please ask for further information.

Measurements, descriptions, areas or distances referred to within the particulars, or indeed within any plan or plans associated with the property are given as a guide only and must not be construed to be precise. If such information is fundamental to a purchase, purchasers are advised to rely upon their own enquiries.

Purchasers are advised to make their own enquiries regarding such matters relating to Planning Permissions or potential uses referred to within the particulars, where such information is given in good faith by Bernard Gordon & Company. Information relating to rating assessments has been given verbally. Intending purchasers/tenants should satisfy themselves as to its accuracy from the Local Authority.

### FOR MORE INFORMATION CONTACT:



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No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties, which have been sold, withdrawn or are under offer. Bernard Gordon & Company do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars. Bernard Gordon & Company reserves the right to make a reasonable charge for expenses and time incurred by reason of applicants failure to attend confirmed appointments to inspect.

Bernard Gordon & Company have not undertaken any environmental investigations in respect of land, air or water contamination. The purchaser/purchasers are responsible for making their own enquiries in this regard.

It must be appreciated that in preparing these particulars, descriptions given of the property by the author are personal and subjective and are used in good faith as a personal opinion and not as a statement of fact. To ensure that our descriptions are likely to match any expectations you may have of the property, we strongly recommend and advise that you make additional and specific enquiries.

Unless otherwise stated, in accordance with The Finance Act 1989, all prices and rents are quoted exclusive of VAT.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

The terms quoted and all subsequent negotiations are subject to measurements contract.

#### MEASUREMENTS:

The measurements as set out herein are provided for guidance purposes only and no reliance should be placed on these when making any offer to lease or purchase either expressly or impliedly and for the avoidance of doubt Bernard Gordon & Company will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurements. The successful bidder should state if they wish to undertake a measured survey of the building prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

Bernard Gordon & Company for themselves and for the vendors or lessors of this property for whom they act: give notice:(1) these particulars are a general outline only for the guidance of prospective purchasers or tenants and do not constitute the whole or any part of an offer or contract:(2) the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other statements contained herein cannot be guaranteed and prospective purchasers or tenants must not rely on them as statements of fact or representations:(3) no representation or warranty is made whatever in relation to the property:(4) prospective purchasers or tenants are strongly advised to check these particulars including any fixtures and fittings expressed to be included in the sale or lease by making an inspection of them:(5) Bernard Gordon & Company will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Offers for the current Freehold investment available, tenants currently in occupation until August 2021, full details available upon request.

May 2022.

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