

# For Sale

## Office Property

# Offices or Potential Residential Conversion

5 / 6 Walker Avenue, Stratford Office Village, Wolverton Mill, Milton Keynes, MK12 5TW



- Approx. 5,778 Sq Ft (536.76 Sq M)
- Self contained offices
- Three floor levels
- Excellent car parking

### Location

Milton Keynes is strategically located between London and Birmingham and is firmly established as an important regional centre. It has attracted a wide range of national and international office occupiers including Santander, Mercedes, Volkswagen, Network Rail and Argos.

Stratford Office Village development is situated within Wolverton Mill East, located to the northeast of Milton Keynes. Walker Avenue is mainly accessed (via High Park Drive) from V5 Great Monks Street.

Located within a 5 - 10 minute drive are Junction 14 of the M1 motorway, the A5, Central Milton Keynes with its mainline railway services to Birmingham, Euston and Glasgow (with some services stopping at Wolverton) and Centre:MK with its vast retail and restaurant facilities. Stony Stratford which also provides a variety of retail and food outlets is within a 5 minute drive.

### Description

The property is one of 33 units within the development. There is a mixture of occupiers, including IT specialists, accountants, architects, beauty consultants and there is also a children's day nursery.

5/6 Walker Avenue comprises a first and second floor with a mezzanine floor that provides attractive loft accommodation accessed via a spiral and traditional staircase.

The property is self contained with its own ground floor entrance, leading to stairwell and private passenger lift.

Each floor provides a mixture of partitioned offices, meeting rooms and there are kitchenette and toilet facilities on both first and second floors.

- Available 2017
- Suspended ceilings with recessed lighting
- Perimeter trunking
- Gas central heating
- Mainly open plan with partitioned offices
- Kitchenettes on first and second floors
- Toilet facilities on first and second floors
- Excellent natural daylight
- Air conditioning to mezzanine area
- 12 allocated and 50 communal spaces

### Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and the following net internal areas apply:

Floor Area	sq ft	sq m
Mezzanine	1,262	117.20
Second Floor	2,145	199.29
First Floor	2,371	220.27
Ground Floor	0	0
Total Net Internal Area	5,778	536.76

### VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

### Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

### Business Rates

We understand that the unit has a rateable value (2017) of £46,500 and that the rates payable for the year ending 31st March 2018 will be in the region of £22,273 per annum which could be subject to small business rates relief.

Prospective tenants are recommended to verify the rating information by contacting Milton Keynes Council on 01908 691691 or the Valuation Office website [www.voa.gov.uk](http://www.voa.gov.uk).

### Terms

Our client is seeking to dispose of their long leasehold interest, a 999 year lease from 2002, for a price of £695,000 exclusive of VAT and Stamp Duty.

The property will be sold with vacant possession.

### Planning

We understand that the current permitted use is B1(a) (Offices). However we believe alternative uses will be possible, subject to planning approval.

It is the responsibility of the purchaser to satisfy themselves that planning is suitable for their use, with any need for change of use at their own cost.

### EPC

Pending

### Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

**David Ball**  
Lambert Smith Hampton  
**01908 604630**  
[dball@lsh.co.uk](mailto:dball@lsh.co.uk)

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## Rear of Property



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## Offices



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Location Map

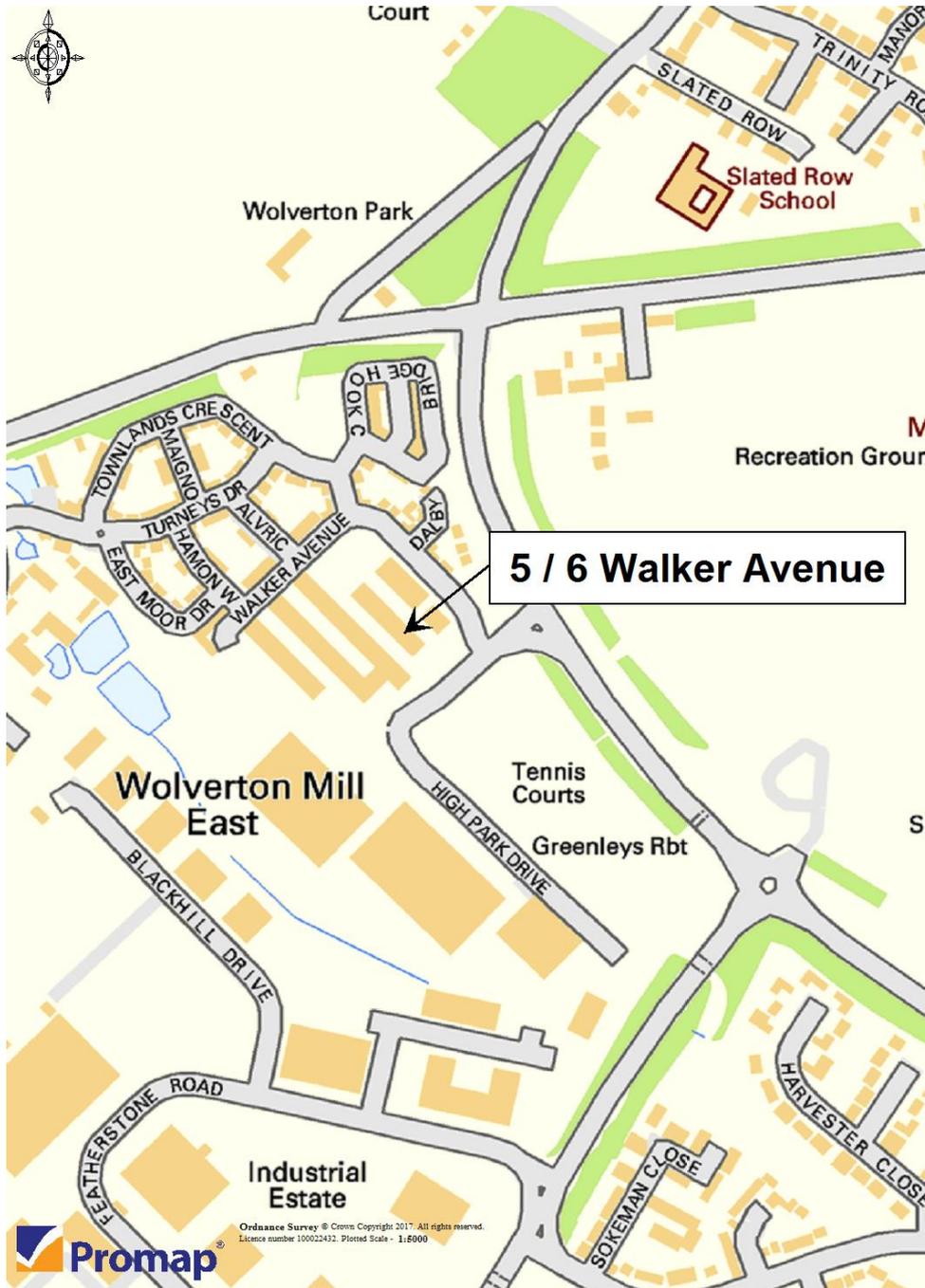


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