

# **MBP** MARSTON BUSINESS PARK

**MK43 0RG**

**FOR SALE  
TO LET**



POSSIBLE USES INCLUDE:

**LIGHT INDUSTRIAL • R&D • OFFICES • CLINIC • TRAINING • DAY CARE NURSERY**



# MBP MARSTON BUSINESS PARK

MK43 0RG

CLICK HERE  
TO OPEN IN  
GOOGLE MAPS

## LOCATION

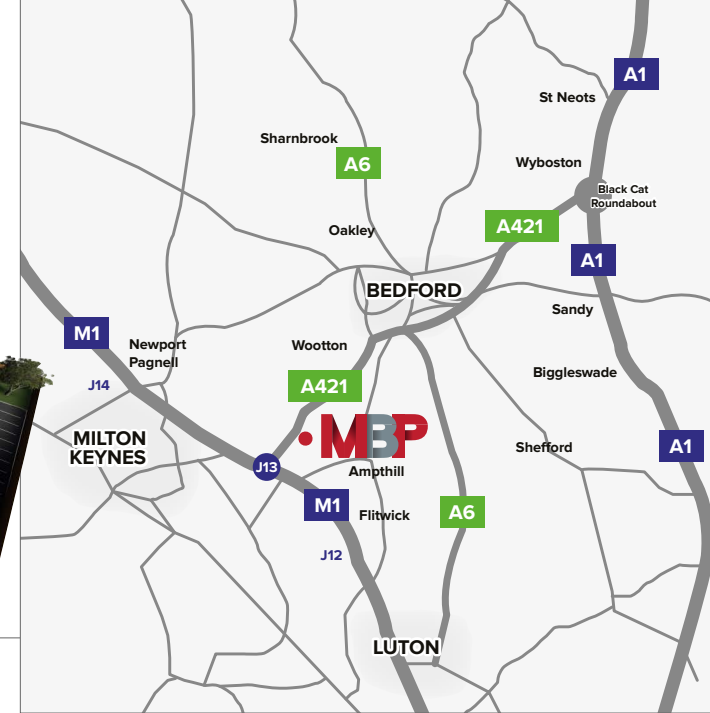
Marston Business Park is adjacent to Marston Park, a large new development of 480 houses in the village of Marston Moretaine, which has a range of local shops plus hotel. There are meeting facilities at the adjacent Marston Vale Forest Centre. The A421 dual carriageway is close, which links the M1 Junction 13 and the A1 Black Cat Roundabout.

## DESCRIPTION

Marston Business Park is a high quality new development providing a range of business units suitable for uses such as light industrial, R&D, offices, clinic, training and day care nursery. The units will be built to a high specification and can be finished to your requirements.

## ACCOMMODATION

UNIT	SQ M	SQ FT	PARKING	PRICE £	RENT PA
1	297	3,200	9	£545,000	£35,425
2	302	3,250	8	£535,000	£34,775
3	214	2,300	7	£370,000	£24,050
4	209	2,250	7	£370,000	£24,050
5	214	2,300	6	£360,000	£23,400
6	209	2,250	5	£350,000	£22,750
7	325	3,500	12	£610,000	£39,650
8	325	3,500	19	£680,000	£44,200
A	100	1,076	4	£199,000	£12,935
B	100	1,076	4	£199,000	£12,935
C	180	1,937	8	£385,000	£25,025
Vets	180	1,937	8	£385,000	£25,025
Nursery	466	5,016	14	SOLD	SOLD



## TERMS

The units are available to buy or rent. VAT and an estate charge will apply.

## FURTHER INFORMATION

Please contact the agents for more details.

RICHARD LAST

[richard.last@brownandlee.com](mailto:richard.last@brownandlee.com)

T: 01908 340933 / M: 07921 166595

 **Artisan (UK)  
Developments**  
Creating Space for Business

DISCLAIMER: BROWN & LEE for themselves and for the vendors or lessors of the property whose agents they are give notice that, (i) these particulars are given without responsibility of Brown & Lee or the Vendors or Lessors as 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; (ii) Brown & Lee cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of Brown & Lee has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on the purchase price and / or rent, all figures are exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) Brown & Lee will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. 06.18.