



Old Stratford Business Park, Falcon Drive, Old Stratford MK19 6FG

FOR SALE

Multi-Let Office Investment Opportunity

11,523 Sq Ft
(1,070 Sq M)

DESCRIPTION

The property comprises a modern two storey office development in a landscaped setting together with allocated parking.

The offices are configured in an "L" shaped terrace, comprising a total of eight individual units (A-H) with four common entrances providing 8 person passenger lifts.

Each office suite is self contained benefiting from gas fired central heating, suspended ceilings with recessed lighting, carpeted raised floors with floor boxes, kitchenette and a disabled WC.

- ✓ Multi-Let Modern Office Development
- ✓ Ten Office Suites Totaling 11,523 sq ft (1,070.5 sq m)
- ✓ Currently producing £87,274 per annum
- ✓ ERV of circa £150,000 (£13.00 per sq ft)
- ✓ Potential for alternative uses (subject to planning)
- ✓ Low Capital Value of £113 per sq ft



LOCATION

The property is located in Old Stratford, a village within the urban area to the north west of Milton Keynes.

Old Stratford lies at the junction of the A5, providing direct access to Central Milton Keynes, the A508, providing access to Northampton and the A422, which provides access to the M40 motorway.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Total	11,523	1,070

VAT

We understand the property is elected for VAT. It is anticipated that the sale can be dealt with as a transfer of going concern.

LEGAL COSTS

Each party is to bear its own legal costs incurred in the transaction.

WEBSITE

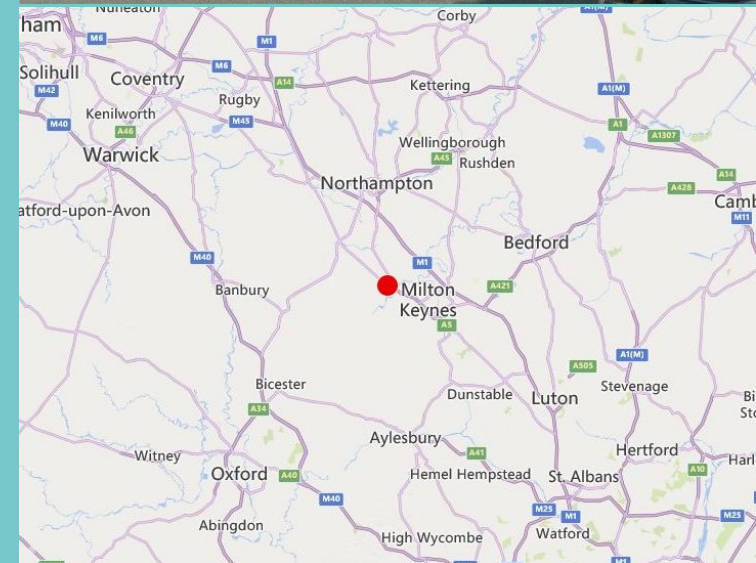
The property will be sold online by public auction on the date identified on the website: www.574.co.uk

TERMS

Guide Price of £1,300,000 reflects NIY of 6.35% and an attractive reversionary yield of 10.9%.

EPC

All EPC's are available upon request.



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VIEWING & FURTHER INFORMATION

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