

# Lodge Farm

## Business Centre

Lodge Farm Business Centre is located on the outskirts of the old village of Castlethorpe, on the north side of Milton Keynes.

It is just 10 minutes from the City Centre and 5 minutes from Wolverton Station, which operates a regular train service to London Euston.

The Business Centre offers a thriving, well established, peaceful working environment, with extensive free parking. Access to the Business Centre is from Wolverton Road via a private tree lined drive.

## Unit 6

Unit 6 is a charming converted grain store, originally dating back to 1830. It is a 2 storey self contained office built of stone with slate roof. The original beams have been kept and are visible in the upper floor.

The entrance is through covered double front doors and an additional single door is available to the rear of the property. The renovation is of a very high standard and the property has male and female toilets, UPVC windows and a generous sized kitchen.

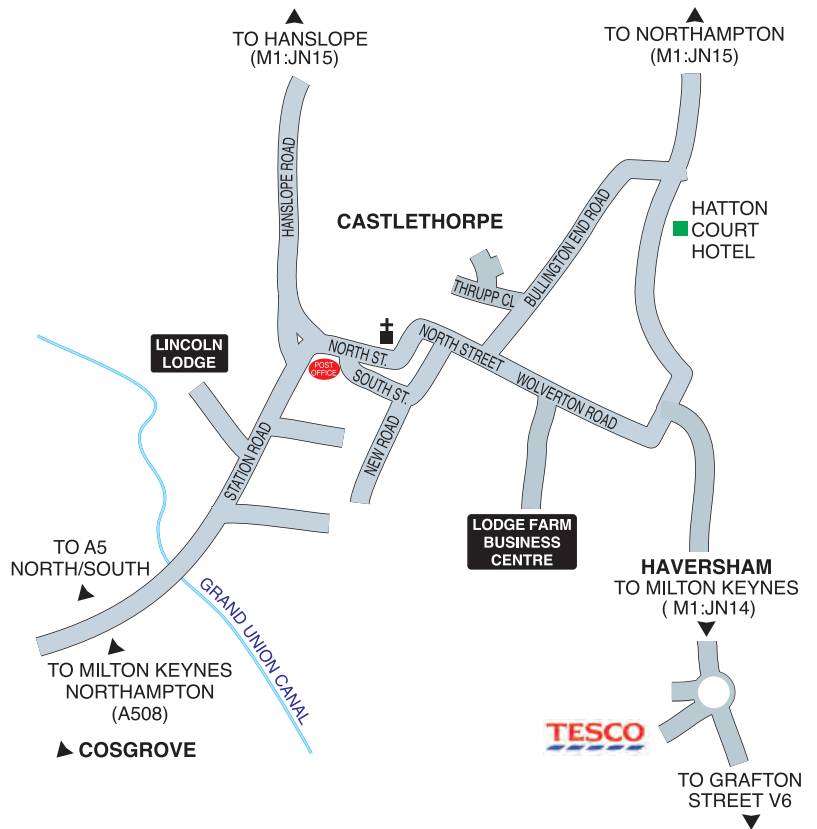
The ground floor is approximately 878 sq ft (excluding toilets & kitchen) and is split into a large reception area/office and separate glass panelled office or meeting room. The first floor is approximately 980 sq ft and has a main open plan office area and separate office/meeting room with a separate staircase.

## Car Parking

There are allocated parking spaces parallel to the lake as well as use of general parking areas on-site.

## Facilities

The unit's interior is smartly decorated and has carpet throughout the office areas and tiles in the rear hallway and toilets. There are instant electric heaters; category 2 ceiling mounted lighting, 3 core skirting trunking for telephone, electricity and computer cabling; serviced intruder alarm and fitted kitchen. High speed broadband (up to 25Mb) is available and the property retains Cat 5 cabling and a Panasonic phone system from the previous occupants (neither will be the responsibility of the landlord).



## Unit 6

### Viewing

Please contact Philip Sawbridge to make an appointment.

mobile: 07939 136646

tel: 01908 510152

fax: 01908 511022

email: [enquiries@lodgefarmbc.co.uk](mailto:enquiries@lodgefarmbc.co.uk)

### Important Notice

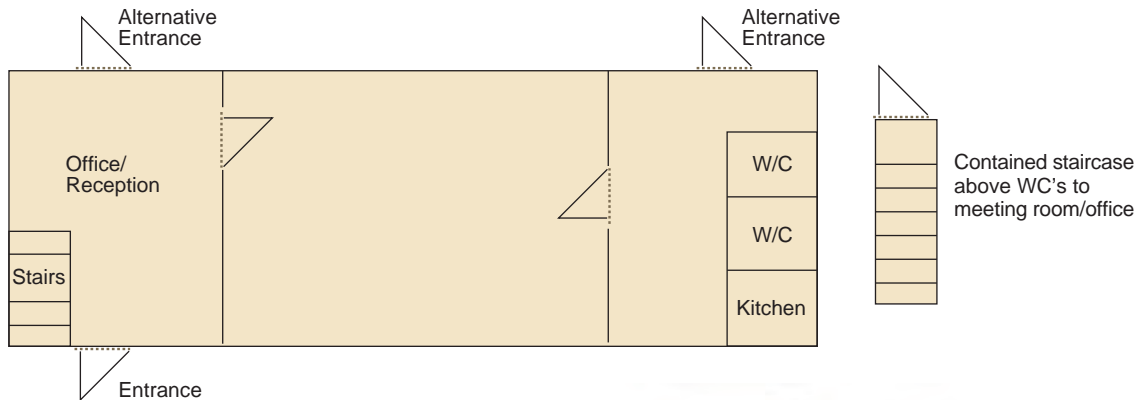
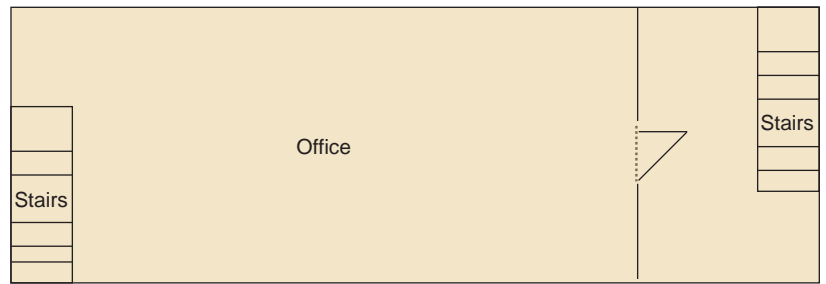
JAJ Sawbridge & Sons Ltd the Landlord and Operator of this property give notice that:-These particulars are provided as a general outline and guide, only for possible tenants and do not constitute nor constitute part of and offer or contract.

All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending tenants should not rely on them as statement of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

# Lodge Farm

## Business Centre

First floor  
(Plans not to scale)



Ground floor

### Rent

Offers are invited in the region of £20,000 per annum plus VAT (£1,667 pcm plus VAT).

The rent will be paid monthly in advance by standing order to the Landlord's bank account.

### Outgoings

The occupier will be directly responsible for the rent, business rates, electricity, telephone and internet charges, contents insurance and all internal decoration.

### Service Costs

Water, sewerage charges, refuse collection, fully serviced intruder alarm, building insurance, exterior building maintenance, outside grounds maintenance and service charge are all paid for by the Landlord. Only excess usage by a tenant of any of these services would be passed on to that tenant.

There is no service charge payable in respect of the communal areas.

### Business Rates

The amount for the business rates can be determined by contacting the rating section of Milton Keynes Council on 01908 253794.

### Terms

Terms are flexible and occupation is available immediately subject to references and legal formalities. Tenants are asked to pay a deposit, and enter a three year contract.



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## Local Directory

### Shops

Castlethorpe village shop and post office 01908 745983  
Hanslope News and Sandwich Bar 01908 511143

### Childcare in Castlethorpe

Acorn Day Nursery 01908 510309

### Office Cleaners

07742 137821

### Pubs and restaurants

Greyhound Pub (Haversham Village)  
Navigation Inn (Cosgrove) Currently closed for renovation  
Barley Mow (Cosgrove) 01908 313487  
White Hart (Grafton Regis) 01908 543156  
Roade House (Smart Restaurant in Roade) 01908 562957  
01908 542123  
01604 863372

### Accommodation in Castlethorpe

Hatton Court Hotel  
Lincoln Lodge (B&B)  
Milford Leys (B&B) 01908 510044  
Manor Farm (B&B) 01908 510152  
01908 510153  
01908 510216

### Accommodation outside Castlethorpe

Travelodge (Old Stratford)  
Cock Hotel (Stony Stratford)  
Bull Hotel (Stony Stratford) 0871 9846001  
Jurys Inn (Central Milton Keynes) 01908 567733  
01908 567104  
01908 843700

### Business Rates

Milton Keynes Council  
01908 253794