

# 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.

### 3 The Old Yard

Unit 3 is a traditional brick, stone and slate building of approximately 430 square feet. The entrance is at the top of a small external stairway.

It is a charming office containing character beams and fantastic views to the front and is ideal for a small company or start-up business.

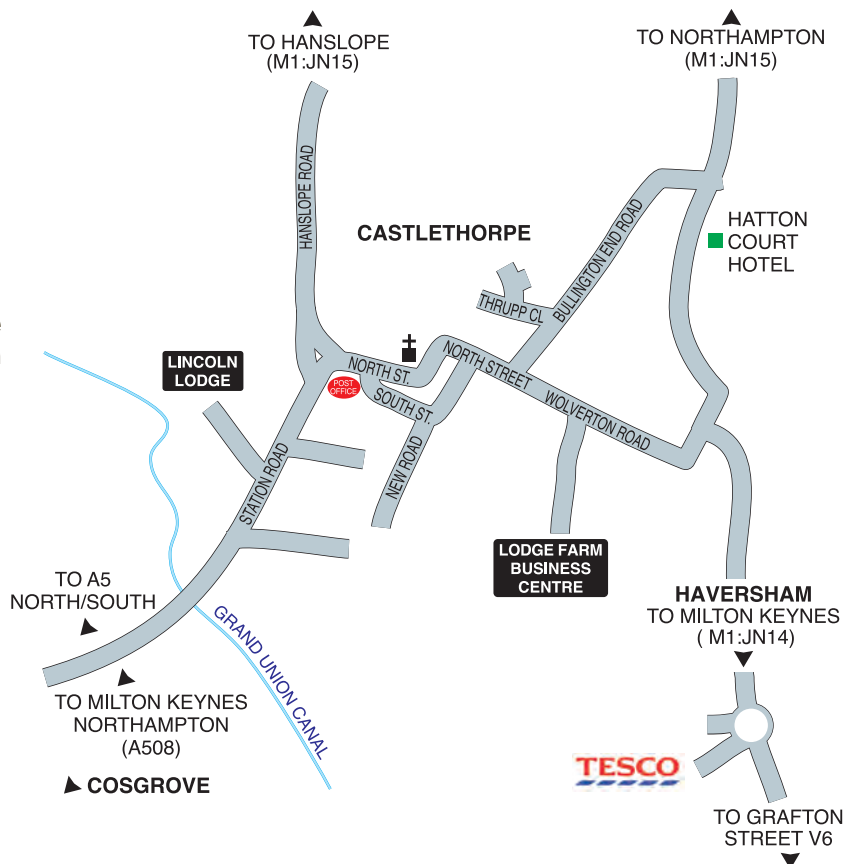
### Car Parking

There is ample parking spaces opposite the offices entrance.

### Facilities

The unit's interior is split either side of the entrance hallway. Used as two separate offices the unit can comfortably accommodate 5 people, but works equally well as a main office and separate meeting room.

The unit has it's own toilet and concealed 'Kitchenette'. There is instant wall mounted electric heaters, category 2 ceiling mounted lighting; 3 core skirting trunking for telephone, electricity and computer cabling and has a serviced intruder alarm. Broadband internet is available.



### Unit 3

#### 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

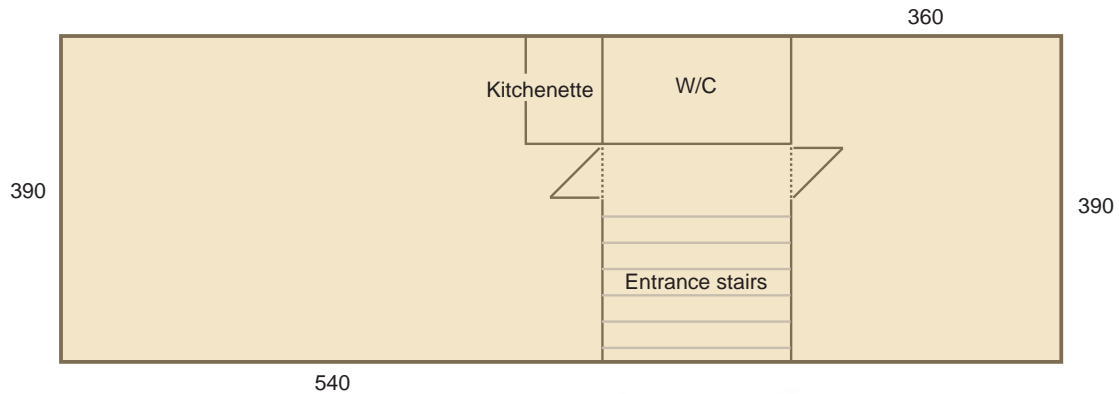
JAJ Sawbridge & Sons Ltd the Landlord and Operator of this property give notice that:-These particulars are provided as a general outline and guide, only for possible tenants and do not constitute nor constitute part of and offer or contract.

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.

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Plan not to scale



## Rent

Offers are invited in the region of £525 per calendar month (pcm), £6,300 per annum, 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
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### Office Cleaners

Carol Timoney	07742 137821
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### Pubs and restaurants

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

### Accommodation in Castlethorpe

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

### Accommodation outside Castlethorpe

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

### Business Rates

Milton Keynes Council	01908 253794
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