



Located on this picturesque rural estate, this recently converted barn provides modern office space with outstanding views across the Buckinghamshire countryside.

Gross Internal Area – 2,652 SQ FT / 246.42 SQ M

Distances

Winslow 0.5 mile; Milton Keynes 11 miles
(all distances are approximate)

Enquiries

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SHIPTON BARN WINSLOW, BUCKINGHAMSHIRE

Property Summary

- Attractive countryside location with ample parking exclusive to the unit.
- Strategically located close to Winslow.
- Modern office fitted out to a high standard, with office furniture available by separate negotiation.

Location

The property is located on the Swanbourne Estate on the outskirts of Winslow in the county of Buckinghamshire.

The location offers a countryside setting with good transport connectivity, providing fast and easy access to Milton Keynes and towns further afield. The market town of Winslow is a short walk away providing plenty of amenities, including cafes, restaurants, pubs, convenience stores including a Co-op.

Milton Keynes central train station is 11 miles away and offers a fast rail service to London Euston in approximately 30 minutes. The new Winslow Railway Station is under construction (East West Rail) and will provide services to Milton Keynes,

Approx. Gross Internal Area = 2652 sq ft / 246.42 sq m inc. shed

NOT TO SCALE: For guidance purposes only

- Outbuildings
- Bathroom
- Reception
- Kitchen
- Circulation

Bicester, Aylesbury, Oxford, Bedford and Cambridge once complete. Trains are due to begin running in 2024.

Description

The property is situated in a quiet rural setting benefitting from a peaceful environment with attractive views and ample parking, with three car ports and two electric car charging points.

The office suite comprises a mix of open plan space and glass partitioned office/meeting rooms and is fitted out to a very high standard. Office furniture as picture is available by separate negotiation.

There is a large reception room leading through to a vast open plan office space. There is a glass partitioned board room and separate partitioned meeting room. The suite benefits from an apex roof with exposed beams and bifold doors which bring in a good level of natural light.

The office suite is well specified including air conditioning as well as underfloor heating by way of an air source heat pump. There is also an alarm system fitted. There are modern w.c's and kitchen facilities.

Externally there is a private car park available with three car ports, a storage shed and parking for approximately 20 vehicles. There is a small patio area outside and a small area laid to grass that in the past had been a wildflower meadow used as amenity space. This area is included in the demise and available for the Tenant to utilise.

The modern office furniture, as shown in the pictures, are available for the prospective tenant by separate negotiation.

Terms

The office is available by way of a new effective full repairing and insuring lease on a term of lease to be agreed.

The suite is offered by way of an inclusive rent and service charge, further details are available upon application.

The Security Provisions of the Landlord & Tenant Act 1954 will be excluded.

Rent

£40,000 per annum.



Additional Information

Services

Mains services including water and power are connected to the property. Drainage is by way of a sewerage treatment plant.

Fibre Broadband is connected.

Bidwells have not tested any of the available services and interested parties are advised to make their own enquiries as to their condition.

Legal Costs

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

Postcode

A nearby postcode is MK18 3JL

what3words

The location of the entrance to the property is [///graph.flickers.edit](https://graph.flickers.edit)

Local Authorities

Buckinghamshire Council:
www.buckinghamshire.gov.uk
t 01908 395000.

Photographs

The photographs in these particulars were taken in April 2023.

Viewings

Viewing and access to the property is strictly by appointment with Bidwells.

Please contact
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