# Find your business a home

Commercial Properties
Owned & Managed by

The Parks Trust
MILTON KEYNES

theparkstrust.com/property

# *Grow your business* with The Parks Trust

**We don’t just create work spaces.**

We provide innovators and growing businesses with a place they can call home.

From new businesses to deep-rooted ventures, our flexible environments and no-nonsense leases foster growth and nurture creativity.

Each site benefits from a local management team, so you can be sure someone is close by when needed.

Top: overlooking the pond at Warren Park; bottom: café and communal meeting spaces at Shenley Pavilions.

# What sets us apart *will set you apart*

**The Parks Trust is an independent charity** which owns and expertly cares for over 6,000 acres of inspirational green space within Milton Keynes.

As part of The Parks Trust business community, your rent contributes to funding our work maintaining the city's parks forever. All for the benefit of the local environment and those who live, work and play in Milton Keynes.

**In every way, your future success is a big part of ours.**

Top: thousands of trees are planted every year;
Bottom: tree management ensures our green spaces thrive.

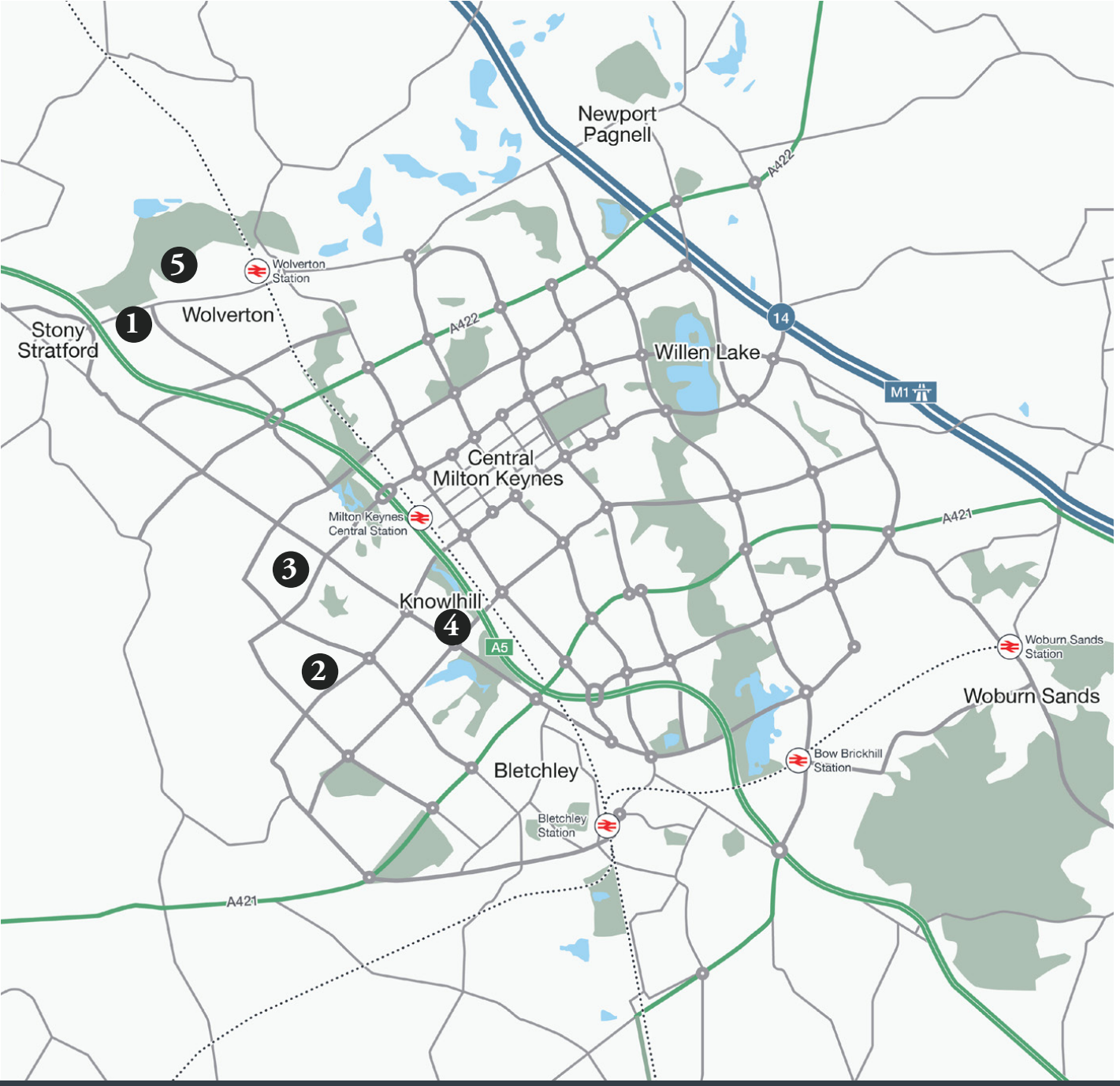
# Why businesses *choose Milton Keynes*

**Milton Keynes is one of the UK's most rapidly growing cities, with a current population in excess of 290,000.**

The city is an ideal place for business growth—offering excellent transport links, a skilled local workforce, and a supportive, cost-effective environment. With quick connections to London and major UK cities, proximity to international airports, and a steady stream of talented graduates from nearby universities, the city blends accessibility with innovation.

*Good to know: London, Brimingham and beyond are accessible via high-speed rail services from nearby Milton Keynes Central station.*

Milton Keynes boasts a talented local workforce, sports, leisure and recreation areas, and a destination shopping centre.




# Current availability

## 1. Warren Park

Premium offices, studios and clinics set in an attractive, landscaped environment.

## 2. Shenley Pavilions

Individual offices ideal for small and growing businesses, with a communal atrium and garden courtyards.

## 3. Drakes Mews

Self-contained office suites, studio spaces, labs and light industrial units, close to the city centre.

## 4. Radian Court

Bright and flexible, self-contained workspaces with modern amenities, close to the city centre.

## 5. Manor Farm Court

Individual offices in Grade II listed barn conversions, located within a nature reserve.

Our full property portfolio can be found online at theparkstrust.com/property

# Warren Park

## MK12 5NW

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MILTON KEYNES

Warren Park, Stratford Road, Milton Keynes
Suites range 300 - 2,570 sq.ft (28 - 238 sq.m)

Warren Park, MK12 5NW

# Site *overview*

Warren Park is a mixed-use development comprising 30 offices, 15 studios and a café, arranged in two courtyards within landscaped grounds featuring Victorian fish ponds.

Construction is a mix of brick, stone and timber boarding elevations, beneath pitched and tiled roofs. The self-contained units combine traditional properties and modern buildings to suit a range of occupiers.

15 minute drive from M1 (J14)

10 minute drive to mainline rail station

Independent café on-site

Plug-and-play fibre internet

204 parking spaces plus EV charging

# It's all in *the detail*

**Floor area range**
**300 - 2,400 sq ft**

## Warren Park key amenities

- Dedicated local property manager
- Green space
- Independent café with bean-to-cup coffee
- Bicycle parking
- 204 free parking spaces
- EV Charging
- Fibre internet
- Recycling/waste management service
- CCTV/security patrols
- Automated defibrillator
- Demised WCs
- Showers

### Services
All mains services including water, drainage, gas (available with selected units) and three phase power and high-speed fibre internet are connected to the property. Interested parties are advised to make their own enquiries with suppliers.

### Rates
Interested parties are advised to make their own enquiries of the Local Rating Authority, Milton Keynes City Council, to verify rating information.

### Terms
The premises are available by way of a new full repairing and insuring lease to be agreed with flexible lease terms.

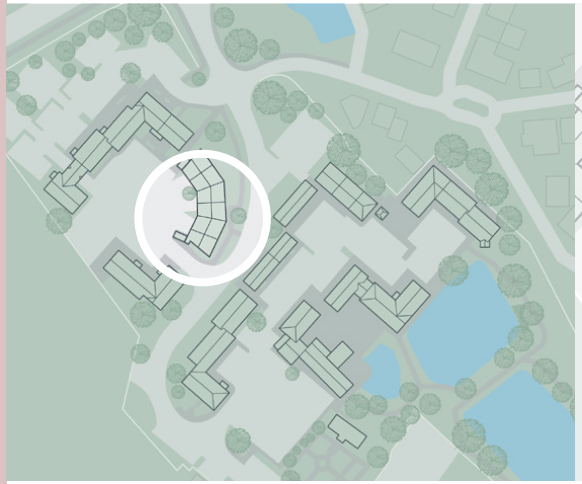
### Value Added Tax
Prices, outgoings and rentals are quoted exclusive of but may be liable to VAT.

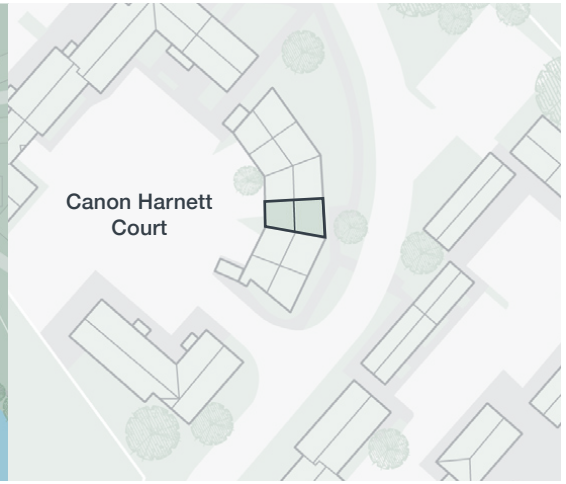
### Legal Costs
Each party to be responsible for their own legal costs incurred in the transaction.

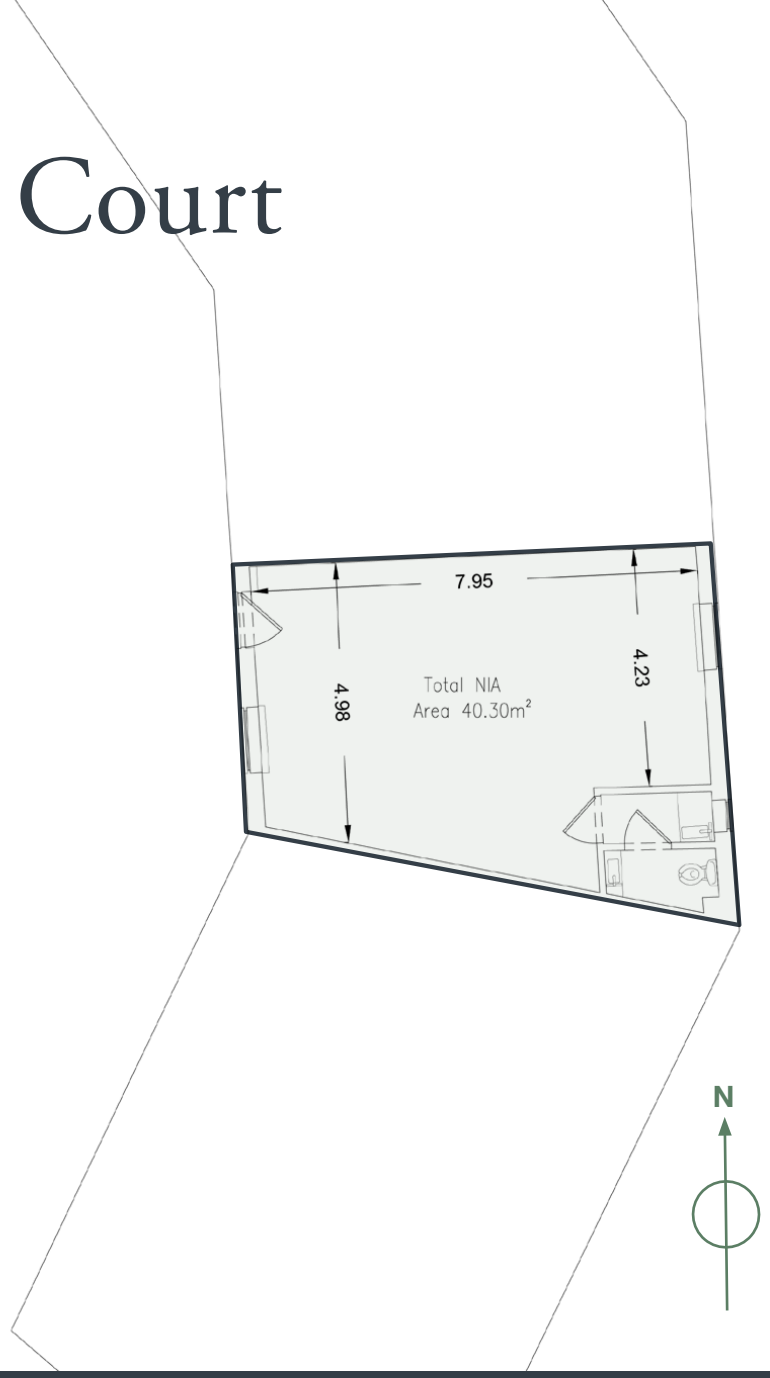
### EPC
The certificate and recommendation report for this property are available on request.

Warren Park, MK12 5NW

# Unit 17 Canon Harnett Court
## *first floor*






This first-floor suite with its own private entrance presents an outstanding opportunity for small businesses seeking a self-contained and versatile workspace. Offering a light-filled open-plan layout with windows on both elevations, the space is enhanced by LED lighting, electric heating, and a modern neutral colour scheme. Well-appointed throughout, including private toilet and a spacious main work area.

Total NIA area approx.

**42 sq.m / 453 sq.ft**

# *Arrange a viewing*

Please contact one of our appointed agents to arrange a tour of the property.

louch shacklock

**01908 224760**

**Graham Young**
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**t:** 07841 882 878

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