# Hayfield Business Park

Aspley Guise, near Milton Keynes MK17 8HS

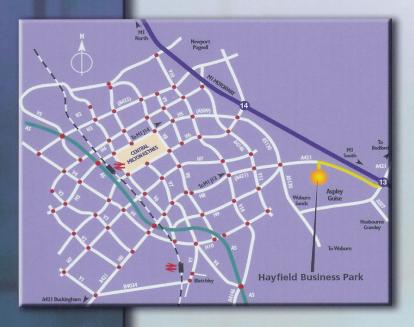
A range of newly refurbished barn conversions providing character office and studio business units.

## To Lease



### The Hobble, Threshing House

Hayfield Business Park, Aspley Guise, near Milton Keynes MK17 8HS



### Location

Hayfield Business Park is situated in Aspley Guise, just off the A421 carrigeway between Kingston Milton Keynes and Junction 13 of the M1 motorway.

Kingston is located to the South East of Milton Keynes and is recognised as the premier location for corporations in commerce and industry. Occupiers include Universal Music Operations, Amway (UK) Ltd, Domino's Pizza and Johnson's Honda amongst others.

Milton Keynes centre is approximately 4 miles distance, whilst Junction 13 is less than 0.5 miles.



Threshing Hous



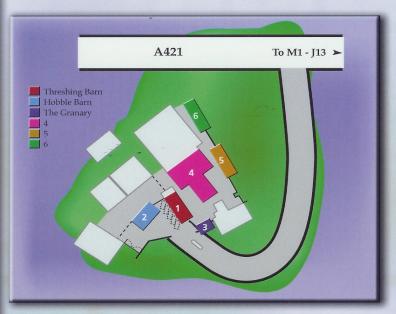
The Hobble

#### Description

A new business park development of a number of barn conversions strategically positioned adjacent junction 13 of the M1, providing office and studio accomodation on flexible terms, ideally suited to the service industries for Milton Keynes and surrounding area.

The barns have been carefully and sympathetically restored, retaining many of the original timber beam features and offer a secure courtyard setting with open countryside views.

An additional feature of the Hayfield Business Park is the provision of extensive car parking facilities.



#### **Features**

- character office units and countryside setting
- adjacent to Junction 13 of the M1 motorway
- most units are detatched and capable of divisions
- oil fired central heating
- large car parking areas

Phase One	Threshing House	1,750 sq ft	163 sq m
Phase Two	The Hobble	1,222 sq ft	114 sq m
Phase Three	The Granary	To be advised	To be advised
For future phased conversions, contact Commercial Lynx 01908 373788			

Full repairing and insuring leases are to be granted, either short or long term for a period to be agreed. Rent and further information available on request.

#### Service Charge

A service charge will be levied to maintain the communal access roads, courtyard and signage.

#### **Business Rates**

Business rates are to be assessed by Mid Bedfordshire Rating Authority. Further details on request.

#### **Viewing**

Strictly by appointment with the sole letting agents.

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