TO LET

KirkbyDiamond

7 Diamond Court
Opal Drive
Milton Keynes
MK15 0DU

To Let Modern Self Contained Offices

- Modern Self Contained Suite of Offices
- Open Plan offices arranged over two floors
- Ladies, Gents and Disabled WC's
- Suspended Ceilings

Location
The property is situated within East Lake Park, a modern landscaped business park positioned on the eastern side of Milton Keynes and approximately half a mile from Junction 14 of the M1 motorway. Central Milton Keynes is located approximately 3 miles (4 ¾ km) to the west.

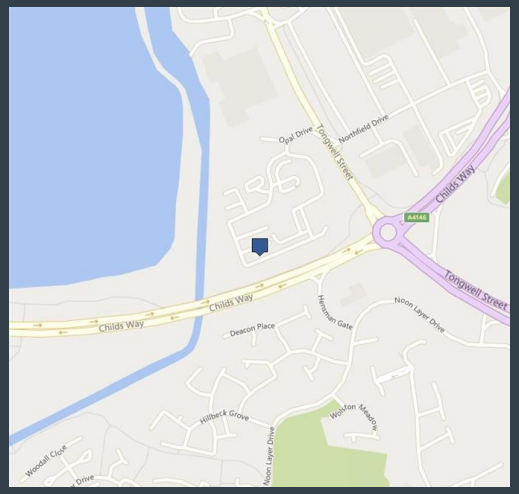
Description
A fully refurbished two storey self contained office building with open-plan accommodation on both ground and first floor levels.

Each floor is capable of being held under separate occupation via a shared entrance lobby and access to the first floor is by means of a wide staircase and a disabled lift

Tenure
The premises are to be let on a new full repairing and insuring lease on terms to be agreed.

Road Links
Good access to junction 14 of the the M1 motorway, The A5, A509 and A421 trunk roads

Railway Links
Milton Keynes Train Station approx. 4 Miles



Accommodation
The internal specification and fit-out includes a raised access flooring system that facilitates data trunking to various underfloor cable trays, suspended ceilings and recessed Category II compliant space lighting.

The accommodation comprises of open plan offices to ground and first floor with ladies, gents and disabled WC's, staff Kitchen and passenger lift to first floor.

There are 15 allocated car parking spaces.

Floor Area (NIA)
The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition

Total	4,350 SqFt	404.12 SqM

Areas quoted are approximate and should not be held as 100% accurate.

VAT
VAT is applicable

Further Information
Viewing strictly by appointment:

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