

TO LET – OFFICE



**25b Highland Drive, Broughton Gate, Milton Keynes
MK10 7FA**

1,282 SqFt (119.1 SqM)

£POA

Second Floor Office Unit to Let

- New office fitout
- EPC rating of A
- New Kitchenette and WC
- Balcony and passenger lift

Location

Located in a prominent position at the southern end of Broughton Gate on Countess Way linking Broughton and Brooklands. Existing occupiers include a Co-Op and Jardines pharmacy. Excellent access to the M1 motorway and A421 trunk road.

Description

New office unit available with excellent fitout specification. In prominent location in Broughton gate with access to local services and shopping facilities.

Terms

The premises are to be let on a full repairing and insuring lease for a term to be agreed at a rental of £POA per annum exclusive.

VAT

Intending occupiers should satisfy themselves as to the incidence or otherwise of VAT on this transaction.

Business Rates

Rateable Value – £16,750

Interested parties are advised to contact the relevant Local Authority.

EPC

A-21

Accommodation

Second floor offices with suspended ceilings, open plan and fully carpeted. LED Lighting, floor trunking and comfort cooling. Newly fitted kitchenette and WC. Balcony and passenger lift.

Floor Area (NIA)

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition.

Accommodation	Sq M	Sq Ft
Second Floor	119.1	1,282

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

Viewings

For viewings and further information please contact:

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