

TO LET



Ground Floor Suite 3
K2 Timbold Drive
Kents Hill Business Park
Milton Keynes
MK7 6TT

6,120 SqFt (569 SqM)

- Grade A office space
- 60 allocated parking spaces
- Open plan flexible work space
- Landscaped courtyard garden area

Location

Kents Hill Business Park is a unique combination of high quality office space and unrivalled on-site amenities. The available suite is on the ground floor of the K2 building providing up to 6,120 sq ft of open plan office space with excellent natural light and floor to ceiling heights. As a location, Kents Hill Business Park also features award winning landscaping and access to unrivalled on-site amenities. The unique, campus style environment boasts an on-site hotel, international conference centre, food plaza and health centre. This combination of premier office space and outstanding on-site facilities offers the ultimate work-life balance, in which your business and staff can flourish. The Kingston Centre is within a 20 minute walk or 6 minutes drive, is the leading shopping centre in Milton Keynes with top high street brands and shops, supermarkets, popular cafes and restaurants.

Description

Grade A office space with unique on-site facilities.

- Energy efficient PIR controlled LED lighting
- 23 allocated parking spaces
- Covered cycle racks
- VRF air conditioning system
- Landscaped courtyard garden area
- Raised access floor
- Open plan, flexible work space
- Demised male and female WCs

VAT

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

Business Rates

- Rateable value - £60,000
- Interested parties are advised to contact the relevant Local Authority

DISCLAIMER

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Accommodation

Floor Area (GIA) The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition.

Accommodation	Sq Ft	Sq M
Ground Floor	6,120	1,245.88

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

Terms

The premises available by way of an assignment of the current effective fully repairing and insuring lease at a rental of £139,950 per annum exclusive expiring 2028. Alternatively the property is available by way of a new effective fully repairing and lease at terms to be negotiated.

Service Charge

The landlord collects an estate service charge for the provision maintenance and repair of the common areas and facilities.

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Viewings

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