

# TO LET

6,120 Sq Ft (568.55 Sq M)

- › Open plan flexible work space
- › 23 allocated parking spaces
- › Landscaped courtyard garden area
- › Open plan, flexible work space



## Part Ground Floor Suite 3

K2, Timbold Drive, Kents Hill Business Park, Milton Keynes, MK7 6TT





## 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 13,411 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.



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## 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.

## 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 April 2028. Alternatively the property is available by way of a new effective fully repairing and lease at a term to be negotiated

## ACCOMMODATION (Net Internal Area\*)

Total	568.55 SQ M	6,120 SQ FT
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\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

**EPC: B**

**Business Rates:** From enquiries we understand that for the current year the rateable value is £60,000 per annum with rates payable in the order of £32,760 per annum. This property may qualify for small business rate relief.

## CONTACT:



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