

TO LET

2,149 Sq Ft (199.64 Sq M)

- Recently Refurbished
- Self Contained Offices
- 7 Parking Spaces
- LED Lighting and Air-Conditioning



3 Whittle Court
Knowlhill, Milton Keynes, MK5 8FT

KirkbyDiamond

Contact: Nick Bosworth or Tate James

Tel: 01908 678 800

kirkbydiamond.co.uk



LOCATION

- Located on an established modern business park close to Central Milton Keynes.
- Easy access via grid roads to A5, A421, A422 and M1 (Junctions 13 & 14).
- Milton Keynes Central railway station nearby providing regional and national services.
- Nearby occupiers include EMW Law, and NHBC.

 what3words

///homework.nosedive.shelving

 Google Maps

Click here



DESCRIPTION

- Self-contained refurbished offices.
- Recently upgraded with LED Lighting and Air-Conditioning.
- High quality office unit within purpose built established development.
- Striking schematic design with hardwood and rendered elevations.

TERMS

The premises are available on a new full repairing and insuring lease for a term to be agreed at a rent of £45,000 pa exclusive.

ACCOMMODATION (Net Internal Area*)

Total	199.64 SQ M	2,149 SQ FT
--------------	--------------------	--------------------

*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: The property has an EPC rating of: C.

Business Rates: From enquiries we understand that for the current year the rateable value is £30,000 per annum with rates payable in the order of £14,970 per annum. This property may qualify for small business rate relief.

Service Charge: There is a service charge contribution towards the maintenance of the wider estate. We understand this is currently £1,300 + VAT per annum.

CONTACT:

 **NICK BOSWORTH**
07721 128 798 Nick.Bosworth@kirkbydiamond.co.uk

 **TATE JAMES**
07810 746 885 tate.james@kirkbydiamond.co.uk

Kirkby Diamond LLP for themselves and for the vendors, whose agents they are, give notice that these particulars are set out as a general guide only and do not constitute any part of any offer or contract. All descriptions, dimensions, reference to condition and the necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but interested parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Kirkby Diamond LLP has any authority to make or give representation or warranty whatever in relation to this property. Kirkby Diamond LLP (Registration No OC420194) is authorised and regulated by the Royal Institution of Chartered Surveyors. Kirkby Diamond is a trading name of Kirkby Diamond LLP