

# 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

**>D KirkbyDiamond**

Contact: Nick Bosworth or Tate James

Tel: 01908 678 800

[kirkbydiamond.co.uk](http://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

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## 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](mailto:Nick.Bosworth@kirkbydiamond.co.uk)



**TATE JAMES**

**07810 746 885** [tate.james@kirkbydiamond.co.uk](mailto:tate.james@kirkbydiamond.co.uk)

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