

TO LET

3,605 Sq Ft (334.9 Sq M)

- Incentive available
- High quality modern construction
- Excellent location in Knowlhill just 1 mile from Central Milton Keynes
- Allocated car parking



Ground Floor 1 Radian Court

Knowlhill, Milton Keynes, MK5 8PJ

 **KirkbyDiamond**

Contact: Nick Bosworth or Tate James

Tel: 01908 678 800

kirkbydiamond.co.uk



LOCATION

- Located on a premier Milton Keynes business park, two miles from the city centre with adjacent parkland.
- Excellent access to the M1 motorway, A5 dual carriageway and A421 trunk road providing excellent north-south and east-west connections.
- Milton Keynes is located approximately halfway between London and Birmingham, and benefits from a West Coast mainline train service connection.

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 Google Maps

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DESCRIPTION

- Radian Court is a modern development of 3 two-storey self-contained office buildings constructed in 2006, with high quality external and internal finishes.
- The available suite is situated on the ground floor and benefits from good levels of natural light.
- The property benefits from NEW air conditioning, raised floors and a suspended ceiling and LED lights.
- The demise on offer is for the whole of the ground floor space or one of the suites separately.
- The Parks Trust has a portfolio of property for your business to grow into from Start Up to SME enterprises.

TERMS

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed at a rental of £17.00 per sq ft per annum exclusive. A service charge will be payable for maintenance and management of common parts of the building and estate. The current service charge is £7.27 per sq ft.

ACCOMMODATION (Net Internal Area*)

Total	334.9 SQ M	3,605 SQ FT
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*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

Business Rates: Rateable value: TBC

Interested parties are advised to contact the relevant local authority

Service Charge: Available upon request

CONTACT:



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