

TO LET

1,589 Sq Ft (147.62 Sq M)

- Excellent location in Knowlhill just 1 mile from Central Milton Keynes
- High quality modern construction
- Allocated parking
- High Energy Efficiency



Ground Floor

LHS, 1 Radian Court, Knowlhill, Milton Keynes, MK5 8PJ

>D KirkbyDiamond

Contact: Tate James or Nick Bosworth

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

 what3words

///corporate.replays.depended

 Google Maps

Click here



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 air conditioning, raised floors and a suspended ceiling and LED lights
- The demise on offer is for part of the ground floor space with a self-contained suite
- 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 £17.50 per sq ft per annum exclusive.

ACCOMMODATION (Net Internal Area*)

Total	147.62 SQ M	1,589 SQ FT
-------	-------------	-------------

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

EPC: B (32)

Business Rates: The rateable value is £22,250. For the rates payable please contact us or www.voa.gov.uk

Service Charge: Available upon request

CONTACT:



TATE JAMES

07810 746 885 tate.james@kirkbydiamond.co.uk



NICK BOSWORTH

07721 128 798 Nick.Bosworth@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