

# FOR SALE

4,366 Sq Ft (405.6 Sq M)

- › Office Investment for Sale
- › New 6 year lease
- › Modern self-contained office building arranged over two floors
- › Milton Keynes Town Centre approx 3 miles away
- › Good access to Junction 14 (M1), A5, A509 and A421 trunk roads

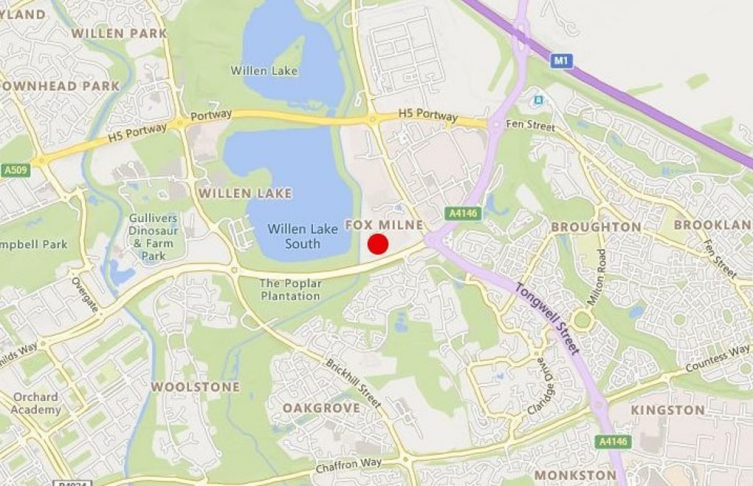


## 1 Diamond Court

Opal Drive, Fox Milne, Milton Keynes, MK15 0DU

Contact: Nick Bosworth or Tate James  
Tel: 01908 678 800  
[eddisons.com](http://eddisons.com)





## Location

- The property is situated within East Lake Park, a modern landscaped business park positioned on the eastern side of Milton Keynes and approximately 0.5 miles from Junction 14 of the M1 motorway.
- Central Milton Keynes and the mainline train station is located approximately 3 miles to the west.
- Kingston local centre is within a short drive.

 what3words

[///masters.puns.gems](https://www.what3words.com/masters.puns.gems)

 Google Maps

[Click here](#)



## Description

- Investment sale of modern self-contained offices arranged over two floors.
- The internal specification and fit-out includes, suspended ceilings and recessed LED lighting, ladies, gents and disabled WCs, staff kitchen, raised floors and 15 allocated car parking spaces.

## Terms

The premises are held on a 999-year lease from March 2007 at a peppercorn rent.

The property is let to Entserv UK Ltd, on an FRI lease (subject to a schedule of condition) at a rent of £68,000 pax, expiring 31st Dec 2031, plus the tenant has an option to request a new 6 year lease from expiry of the existing lease. There is a rent review at the end of the 3rd year, with a rent-free period expiring in June 2026. The lease is contracted outside the security of tenure provisions of the L&T 1954 Act.

Guide Price £925,000 + VAT. This represents an approximate Net Initial Yield (NIY) of 7.00%.

## Accommodation

Ground Floor	202.06 SQ M	2,175 SQ FT
First Floor	203.54 SQ M	2,191 SQ FT
<b>Total</b>	<b>405.6 SQ M</b>	<b>4,366 SQ FT</b>

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

EPC: C-60

**Business Rates:** The rateable value is £74,000. For the rates payable please contact us or [www.voa.gov.uk](http://www.voa.gov.uk)

## Contact:

**NICK BOSWORTH**

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