FOR SALE/TO LET

2,027 - 3,960 Sq Ft

(188.31 - 367.88 Sq M)



- Fully refurbished modern office space
- Raised floors and air-conditioning
- On-site parking provisions
- WC's and kitchenette to each floor
- EPC Grade B

3A Opal Court

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

Contact: Nick Bosworth or Cristian Cocozza
Tel: **01908 678800**
eddisons.com

BTG Eddisons







Location

- Fox Milne Business Park is located adjacent to Junction 14 of the M1 motorway and forms part of the gateway into Milton Keynes.
- Built circa 2007, the area comprises a diverse mix of commercial occupiers and is complimented with a Hotel (Holiday Inn) and Harvester Bar & Restaurant.
- The Park also backs onto Willen Lake and its public footpaths and recreational facilities.
- Further afield is the Kingston District Centre (2 miles approx.) whose occupiers include Tesco, Starbucks, Next, Boots and Marks and Spencer's.

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Google Maps
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Description

- The property comprises a modern office building arranged over ground and first floors; it is configured to provide predominantly open plan accommodation with cellular office suites and a boardroom.
- Internally, the property is fitted to a good specification including raised access floors with data point and power sockets, suspended acoustic ceiling tiles with recessed LED lighting panels and air-conditioning.
- Each floor is self-contained and benefits from good onsite amenities including both WC facilities and kitchenettes.
- Ground floor is available on a new lease, alternatively, the entire property is available to purchase on Long Leasehold basis.
  First Floor has now been let.

Terms

Ground floor is available by way of a new lease for a term to be agreed at a rent of £35,000 per annum exclusive.
Alternatively, the entire property is available to purchase on Long Leasehold Basis (999 years from 2006) at £800,000 + VAT.

Accommodation (Net Internal Area*)

First Floor (*LET*)	**179.58 SQ M**	**1,933 SQ FT**
Ground Floor	**188.31 SQ M**	**2,027 SQ FT**
Total	**367.88 SQ M**	**3,960 SQ FT**

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

EPC: B-45

Business Rates: The rateable value for both floors is £73,250. For the rates payable please contact us or www.voa.gov.uk

Service Charge: The tenant will be responsible for payment of a service charge towards maintenance and management of common parts and building services. Further details upon application.

Contact:

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