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SUITE 1B | VEGA HOUSE | OPAL DRIVE | FOX MILNE
MILTON KEYNES | MK15 0DF

GRADE A OFFICE CAMPUS SUITE TO LET

2,484 sq ft (230.76 m²)

- Grade A office accommodation
- 10 allocated on-site parking
- Air-conditioning/raised floors
- Popular office campus location
- Close to M1 Junction 14





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.

Description

The available accommodation comprises a suite situated on the 1st floor.

Suite 1B is completely open-plan and offers views across Willen Lake. It is provided to a Grade A specification to include air-conditioning, raised access floor, suspended ceilings with inset Cat2 lighting. Access to the floor is via a communal stairwell and or passenger lift. Shared WC facilities are provided on each floor.

Parking

Suite 1B – 10 spaces

All allocated spaces are provided within the curtilage of the property, further visitors spaces are available nearby.

Energy Performance Certificate

The EPC can be downloaded by clicking here:



Rent

All accommodation is available on new effective FRI leases for a period to be agreed.

Suite 1B: £36,000 pa + VAT.

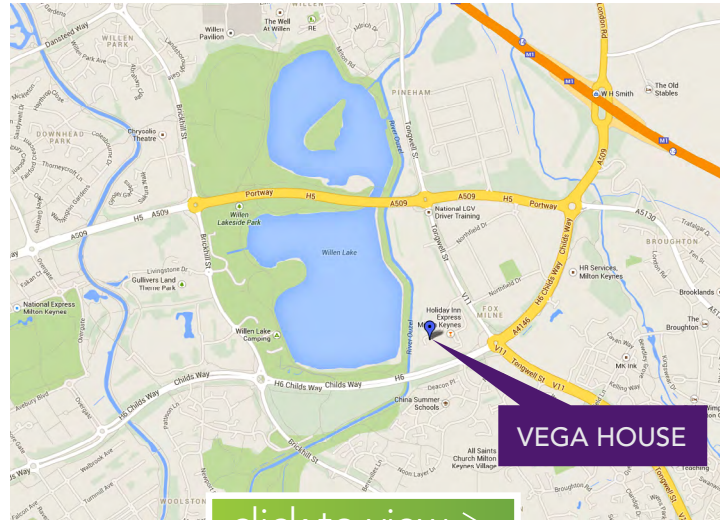
Service Charge

The landlord will recover a proportion of the costs of maintaining and managing common parts of the property. Further details are available upon request.

Business Rates

Property Address	Rateable Value 2017	Estimated Rates payable 2021/2022
SUITE 1B (1st Floor)	£35,253	£18,049

Interested parties should contact Milton Keynes Council to verify the amount of business rates payable (Tel: 01908 253794).



[click to view on Google maps](#)

VAT

All rents, prices and premiums are stated exclusive of VAT. Interested parties should consult their professional advisers as to their liabilities, if any, in this direction.

Floor Areas

	(m ²)	(sq ft)
SUITE 1B	230.76 m ²	2,484 sq ft

Viewing and further information:

Graham Young



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[click here to visit our website](#)

[click to email Graham Young](#)

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