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GROUND FLOOR | BUILDING 3 (C5)
CALDECOTTE LAKE BUSINESS PARK | MILTON KEYNES | MK7 8LF

MODERN OFFICE PREMISES TO LET

3,539 sq ft / 329 m²

- Self-contained ground floor office suite
- Prime business park location
- Air-conditioning and raised floors
- Private entrance and toilet facilities
- Kitchen area and glazed partitioned meeting rooms
- 12 car parking spaces
- Available by means of lease assignment or sublease



Location

Caldecotte Lake Business Park is approximately 5 miles to the South East of Central Milton Keynes and approximately 5 miles to the West of Junction 13 of the M1 motorway. The business park is situated on Caldecotte Lake Drive, directly from V10 Brickhill Street one of the main urban “grid roads” in Milton Keynes. The business park’s lakeside setting has attracted a range of major corporate office occupiers including Rightmove, Countrywide, Goldman Sachs, Computacenter, T-Systems and Bellway.

Description

The available premises is a self-contained Ground Floor office suite within Building 3 at Caldecotte Lake Business Park, with elevations finished in brick with double glazed windows and a pitched tiled roof. Whilst benefiting from the on-site amenities of the business park, including a private gym, the available office suite is self-contained with its own entrance and toilet facilities.

The specification of the office accommodation includes air-conditioning, suspended ceiling with LED lighting, raised access floor, two glazed partitioned meeting rooms and a fitted kitchen area.

There are 12 allocated car parking spaces.

Specification

- ✓ Self-contained Ground Floor office premises
- ✓ Prime lakeside business park location with estate gym
- ✓ Air-conditioning and raised floors
- ✓ Meeting rooms and kitchen area
- ✓ 12 car parking spaces (1:295 sq ft)

Energy Performance Certificate

The property has an EPC asset rating of C(62).
Please click the link for full details.

Terms & Tenure

The property is available by means of an assignment or sublease of the existing lease expiring June 2032 with a tenant’s break option effective in June 2027.

Rent

£70,780 pa exclusive, payable quarterly in advance.

Business Rates

Property Address	Rateable Value 2023	Estimated Rates Payable (2023/24)
Ground Floor, 43-44 Caldecotte Lake Drive, Milton Keynes	£46,500	£23,808



Service Charge

There is a service charge payable under the terms of the lease for the maintenance and management of common parts of the estate.

Floor Areas

	Net internal floor area (m ²)	Net internal floor area (sq ft)
Ground Floor Offices	329 m ²	3,359 sq ft

Viewing and further information:

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