

01908 224 760

www.louchshacklock.com



3A OPAL COURT | OPAL DRIVE | FOX MILNE MILTON KEYNES | BUCKINGHAMSHIRE | MK15 0DF

OFFICE PREMISES FOR SALE 3,936 sq ft / 365.71 m²

- Self contained office available for sale
- Close to Jct 14 M1, views of Willen Lake
- Spec includes air-con & raised floors
- Partitioned meeting room, kitchen and server room
- 12 allocated spaces on site parking plus overflow nearby





01908 224 760 www.louchshacklock.com

Location

The property is located within the Fox Milne business park which is situated close to Junction 14 of the M1 and Kingston District Centre. Central Milton Keynes is approximately 3 miles away using H5 Portway or H6 Childs Way dual carriageway. On site facilities include additional communal parking, Harvester Restaurant and Holiday Inn Hotel.

Description

3a Opal Court is a self-contained two-storey office premises constructed in 2006/07. The elevations are finished in facing brick and cedar wood panelling, with double glazed windows. Internally the property is accessed via its own self-contained entrance leading to two open plan office environments with WC and kitchenette facilities on each floor.

Specification

- \checkmark Modern office design and appearance
- ✓ Raised access floor
- ✓ Air-con to server cupboards
- ✓ Central heating system
- ✓ 12 allocated car parking spaces
- Suitable for sub-division
- ✓ Security alarm (not tested)

Price

For Sale on a long leasehold basis £730,000 + VAT.

Energy Performance Certificate

The property has an EPC rating of C-67.

Business Rates

	Rateable Value (2015)	Estimated Rates Payable (2017/18)
3a Opal Court, Fox Milne	£55,000 (£27,750 and £27,250 on ground and first floor respectively	£26,290



Floor Areas

	Gross Internal Area* (m²)	Gross Internal floor area (sq ft)
Ground Floor	179.60	2,003
First Floor	186.11	1,933
TOTAL	365.71	3,936

Viewing and further information:

Chris McClure



DDI: 01908 224764 / 01908 224767

chris@louchshacklock.com

Louch Shacklock and Partners LLP as agents for vendors/lessors of this property give notice that: 1. These particulars do not constitute nor any part of, any offer or contract. 2. All descriptions, statements, dimensions, references to availability, condition and permissions for use and occupation or other details are given in good faith. However, they are made without responsibility, and should not be relied upon as representations of fact. Intending purchasers or tenants should by enquiry, purchasers or tenants are ach case before arrangements are made to travel and view. 3. Unless otherwise stated, all prices, rents and other charges are quoted exclusive of value adv(NT). Any intending purchasers or tenants must satisfy themselves independently as to the incidence of VAT in respect to any transaction. 4. All plant, machinery, equipment, services and fixtures and fittings referred to in these particulars were believed to be present at the date of publication. They have not, however, been tested and, nor does any person in our employment have any authority to make or give, any representation or warranty whatsoever in relation to this property. 5. Louch Shacklock and Partners LLP does not provide any legal, financial or other advice. 6. The vendor or Lessor does not give Louch Shacklock and Partners LLP authority to make or give any representation or warranty in relation to the property. The information contained in these particulars is of a general nature and may not be applicable to your own specific circumstance. If you are in any doubt, please seek professional advice.