



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

## OFFICE PREMISES FOR SALE 3,936 sq ft / 365.71 m<sup>2</sup>

- 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



## 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

- ✓ 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

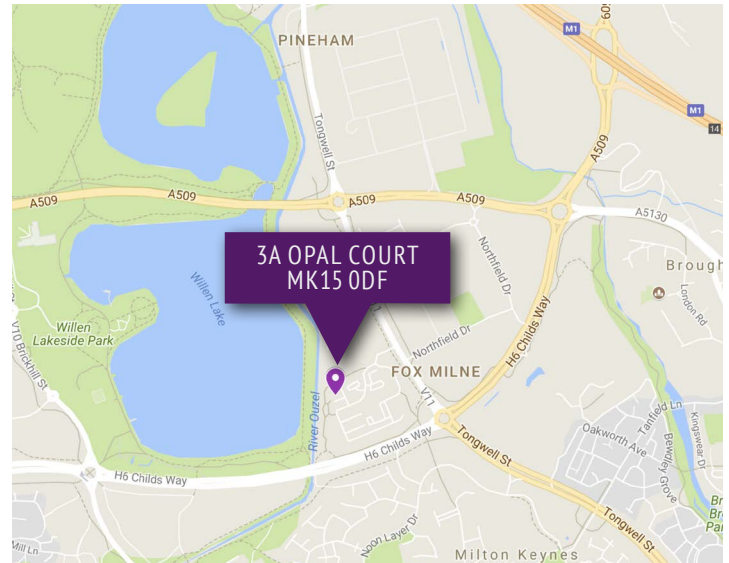
For Sale on a long leasehold basis £730,000 + VAT.

## 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* (m <sup>2</sup> )	Gross Internal floor area (sq ft)
Ground Floor	179.60	2,003
First Floor	186.11	1,933
<b>TOTAL</b>	<b>365.71</b>	<b>3,936</b>

## Viewing and further information:

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