



eskan court

CAMPBELL PARK
MILTON KEYNES
MK9 4AN

6,854 SQ FT OF HIGH QUALITY OFFICE SPACE **TO LET**



A modern office building adjacent to the **attractive surrounds** of Campbell Park



eskan court

CAMPBELL PARK · MILTON KEYNES · MK9 4AN



Ground floor suite currently **undergoing refurbishment**



Bright **open plan** floorplate



Suspended ceilings with new **LED lighting**



VRF **air conditioning**



Impressive **atrium reception**



Excellent **natural light**



Generous **car parking** at a ratio of 1:286 sq ft



Excellent location within close proximity of Central Milton Keynes and the M1 (J14)

Currently Undergoing
Refurbishment



Accommodation

The available floorplate offers occupiers 6,854 sq ft of high quality refurbished office space.

Net Internal Areas

sq ft

sq m

Ground Floor East

6,854

636.8





Milton Keynes

Located just outside of Central Milton Keynes, Eskan Court overlooks the landscaped surrounds of Campbell Park and is within a short walk of the beautiful Willen Lake. The M1 (J14) and Central Milton Keynes are both under 5 minutes' driving distance. CMK offers a wide range of leisure amenities and the mainline rail station provides direct trains to London Euston in c. 30 minutes.

The surrounding parkland and neighbouring Willen Lake offers an abundance of green space and opportunities for outdoor activities.



< Click to open in **Google Maps**



	Destination	Distance	Travel Time
	J14 of the M1	2.2 miles	4 mins (drive)
	Milton Keynes Central	2.4 miles	6 mins (drive)
	Centre:MK	1.6 miles	14 mins (walk)
	A5	2.2 miles	5 mins (drive)

1 The Hub

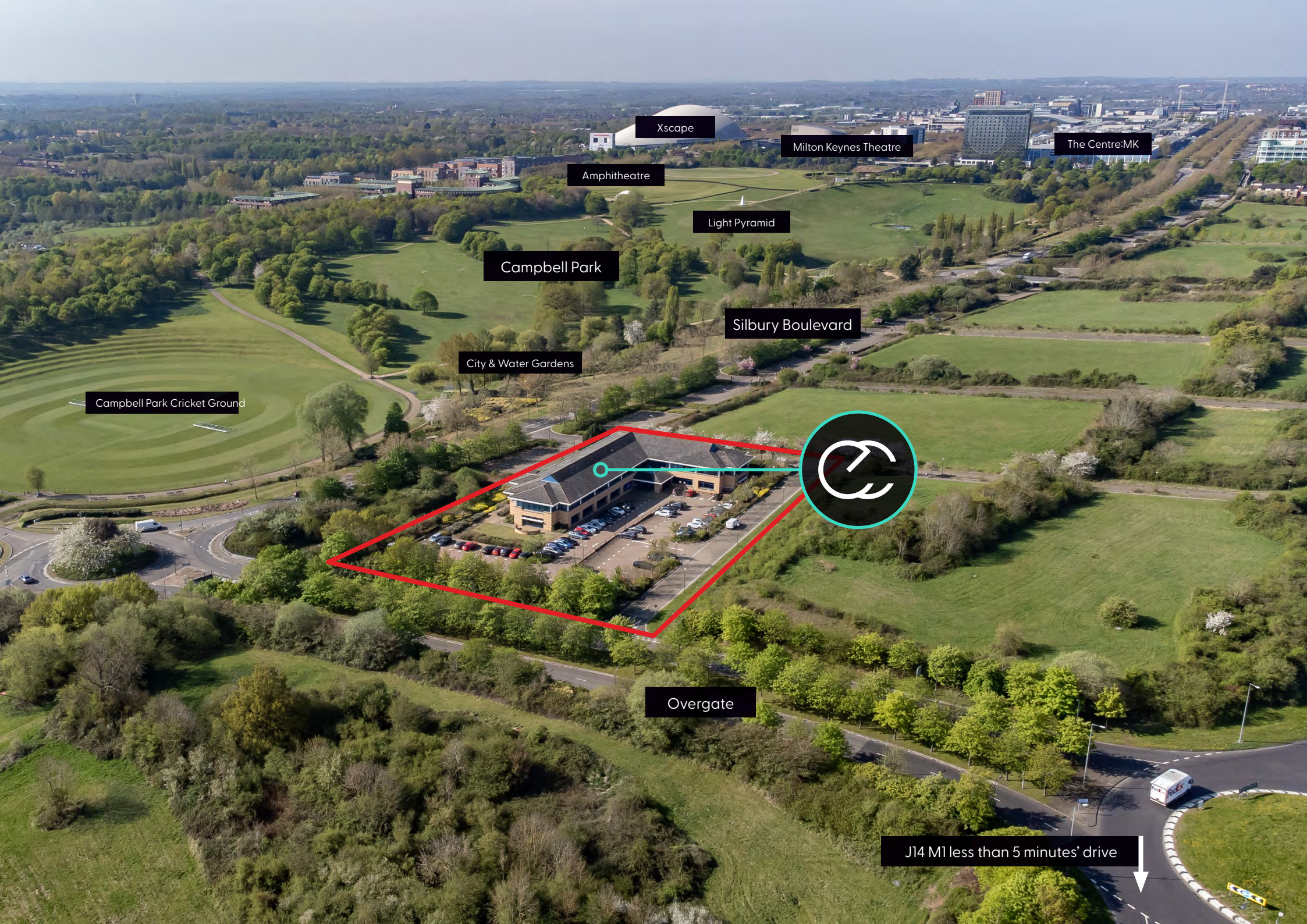
2 Midsummer Place

3 The Centre:MK

4 Xscape

5 Theatre District

5 Campbell Wharf Marina



Xscape

Milton Keynes Theatre

The Centre:MK

Amphitheatre

Light Pyramid

Campbell Park

Silbury Boulevard

City & Water Gardens

Campbell Park Cricket Ground



Overgate

J14 M1 less than 5 minutes' drive



Terms

The ground floor is available by way of a new full repairing and insuring lease on terms to be agreed.

Outgoings

Details on full occupational costs are available on application.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

EPC

The property has a rating of D-76. To be reassessed following refurbishment.





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