

MONELLAN GROVE
CALDECOTTE
MILTON KEYNES

PROPOSED LAKESIDE OFFICE DEVELOPMENT

Offices - 49,900 sq ft (GIA) / Design & Build Opportunity

Suite Sizes – 5,000 – 49,900 sq ft (464 – 4,636 sq m)

TO LET or FOR SALE



- Proposed office development
- Established lakeside setting
- On Milton Keynes' premier Business Park
- Consented for office. Alternative uses subject to planning
- Excellent transport links adjacent to A5



DESCRIPTION

The proposed scheme will deliver new build Grade A office space across ground and two upper floors in a lakeside setting. The proposed outline specification is:

- Flexible floorplate configuration
- Full access raised floors
- Air conditioning
- Designed to an occupational density of 1:90 sq ft
- External second floor balcony overlooking Caldecotte Lake
- Single deck car park, with car parking ratio of 1:300 sq ft

The current design is an initial concept which is subject to detailed planning consent. The owner will work with interested parties to produce a mutually acceptable building

ACCOMMODATION

The current designs deliver the following net internal floor areas:

	Size (sq ft)	Size (sq m)
Reception	1,615	150
First Floor	17,416	1,618
Second Floor	17,416	1,618
Third Floor	13,455	1,250
Total	49,902	4,636

RATES

The units will be assessed by the Local Rating Authority, Milton Keynes Council, for Business Rates once constructed.

TERMS

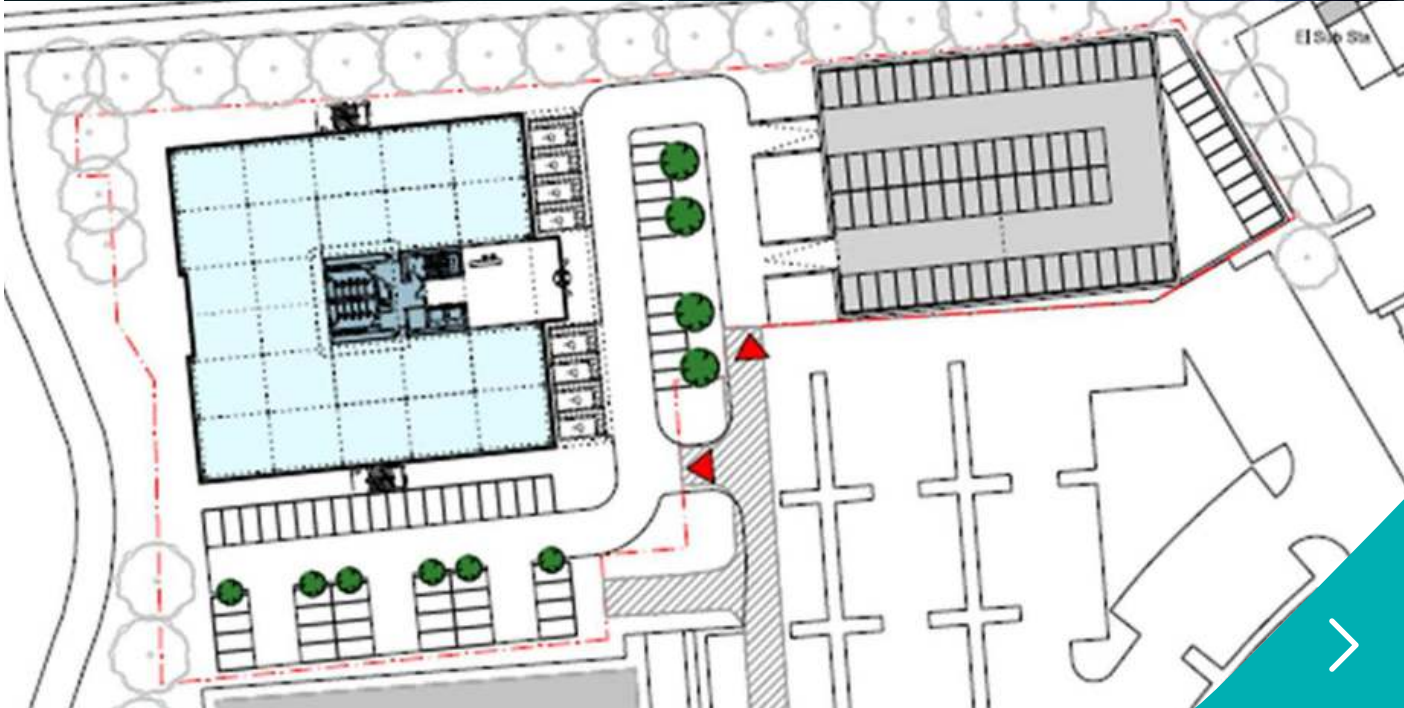
The property is available on a new full repairing lease for a minimum term of 10 years.

Alternatively available for sale on a design & build basis.

From agreement of terms the approximate design and build timeline for delivery is 18-24 months.

LEGAL COSTS

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



DOWNLOAD SITE PLAN



DOWNLOAD FLOOR PLAN



MILTON KEYNES STATION

THE CALDECOTTE ARMS

A5

CENTRAL MILTON KEYNES

BLETCHAM WAY A4146

CALDECOTTE LAKE



LOCATION

Milton Keynes is situated at the heart of the UK's 'Golden Triangle' between Oxford (40 miles south west), Cambridge (44 miles north east) and London (53 miles south). The location has helped the town become one of the country's most rapidly expanding cities with a population in excess of 230,000.

The proposed offices are adjacent to the A5 with dual carriageway access to Junctions 13 and 14 of the M1 motorway. Fast intercity rail services connect Milton Keynes to London Euston (32 minute journey time). London Luton Airport, the UK's fifth largest airport, is located approximately 19 miles to the south east of Milton Keynes serving 90 destinations across 3 continents.

The development is within Milton Keynes' premier office campus, Caldecotte Lake Business Park.



VIEW IN GOOGLE MAPS

VALUE ADDED TAX

Prices, outgoings and rentals are quoted exclusive of but may be liable to VAT.

EPC

The Energy Performance Certificates will be completed for the property once constructed.

FURTHER INFORMATION

For further information, please contact:

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