

TO LET / FOR SALE

 KirkbyDiamond



5 Diamond Court
Opal Drive
Fox Milne
Milton Keynes
MK15 0DU

To Let / For Sale
2,542 SqFt (236.15 SqM)

- Modern self-contained suite of offices
- Open plan offices arranged over two floors
- Ladies, gents and disabled WC's
- Suspended ceiling

Location

The property is situated with East Lake Park, a modern landscaped business park positioned on the eastern side of Milton Keynes and approximately half a mile from Junction 14 of the M1 Motorway. Central Milton Keynes is located approximately 3 miles (4 ¾ km) to the west.

Description

A fully refurbished two storey self-contained office building with open-plan accommodation on both ground and first floor levels.

Each floor is capable of being held under separate occupation via a shared entrance lobby and access to the first floor is by means of a wide staircase.

Tenure

The premises are to be let on a new full repairing and insuring lease on terms to be agreed. Alternatively, the long leasehold of the property is available for purchase.

Road Links

Good access to Junction 14 of the M1 motorway, A5, A509 and A421 trunk roads.

Railway Links

Milton Keynes Central Train Station is approximately 4 miles.

VAT

VAT is applicable.

EPC

B

DISCLAIMER

Kirkby Diamond LLP for themselves and for the vendors, whose agents they are, give notice that these particulars are set out as a general guide only and do not constitute any part of any offer or contract. All descriptions, dimensions, reference to condition and the necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but interested parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Kirkby Diamond LLP has any authority to make or give any representation or warranty whatever in relation to this property. Kirkby Diamond LLP (Registration No OC420194) is authorised and regulated by the Royal Institution of Chartered Surveyors. Kirkby Diamond is a trading name of Kirkby Diamond LLP

Accommodation

The internal specification and fit-out includes a raised access flooring system that facilitates data trunking to various underfloor cable trays, suspended ceilings and recessed Category II compliant space lighting.

The accommodation comprises of open plan offices to ground and first floor with ladies, gents and disabled WC's, staff kitchen, and passenger lift to first floor. There are 7 allocated parking spaces.

Floor Area (GIA)

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition.

Accommodation	Sq Ft	Sq M
Total	2,542	236.15

Areas quoted are approximate and should not be held as 100% accurate.

Viewings

For further details please contact Joint Agents:

Nick Bosworth

01908 558746

Nick.bosworth@kirkbydiamond.co.uk

Philip Marsh of Philip Marsh Collins Deung

Direct: 01494 683642

Mobile: 07768 834343

Philip@pmcd.co.uk

