

# TO LET - OFFICE



First Floor, 13 Diamond Court, Opal Drive, Fox Milne, Milton Keynes,  
Buckinghamshire MK15 0DU

1,000 SqFt (92.9 SqM)

£16,500 per annum

**To Let Modern Self Contained  
Offices**

- First Floor Open Plan Offices
- Managers office.
- Staff Kitchenette & WC
- Suspended Ceiling & Raised Flooring



## Location

The property is situated within 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.

## Road Links

Good access to junction 14 of the the M1 motorway, The A5, A509 and A421 trunk roads

## Railway Links

Milton Keynes Train Station approx. 4 Miles

## Description

A self contained first office suite with open-plan accommodation.

The suite is accessed via a shared entrance lobby and has the benefit of allocated parking, LED Lighting, kitchenette and staff WC.

Furniture can be included to offer a turn key office solution.



## 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 LED lighting.

The accommodation comprises of open plan first floor offices with staff WC, staff Kitchen.

The office has the benefit of allocated car parking spaces on the development.

## Floor Area (NIA)

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

Accommodation	sq ft	sq m
<b>Total Area</b>	<b>1,000</b>	<b>92.9</b>

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

## TENURE

The premises are to be let on a new full repairing and insuring lease on terms to be agreed.

## VAT

VAT is applicable

## Business Rates

Rateable Value: £13,000

Interested parties are advised to contact the relevant Local Authority

## Further Information

Viewing strictly by appointment:

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