

# OFFICE INVESTMENT FOR SALE



1 Diamond Court  
Opal Drive  
Milton Keynes  
MK15 0DU

**Office Investment  
For Sale.**

- Modern Self Contained Suite of Offices
- Open Plan offices arranged over two floors
- Ladies, Gents and Disabled WC's
- Suspended Ceilings



## 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.

## Description

Office Investment For Sale

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

The premises are held on a 999 yr lease from March 2007 and let on a FRI lease at a rent of £63,307.00 per annum to Entserv UK Limited, a global end to end technology company. The lease expires 31st Dec 2024 with tenant breaks in Dec 2022 and 2023.

Entserv UK Ltd had a Turnover of £1,520,335,000 with pre-tax profits of £81,287,000 for year ending 31/03/2019. The ultimate parent company is Hewlett Packard.

## Tenure

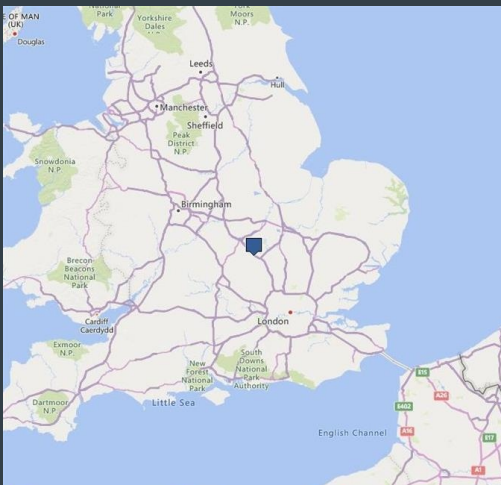
Long Leasehold Investment for Sale: On application.

## 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



## 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 15 allocated car parking spaces.

## Floor Area (None)

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

|              |            |            |
|--------------|------------|------------|
| Ground Floor | 2,175 SqFt | 202.06 SqM |
| First Floor  | 2,191 SqFt | 203.54 SqM |
| Total        | 4,366 SqFt | 405.6 SqM  |

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

## VAT

VAT is applicable

## Town Centre

Milton Keynes Town Centre approx. 3 miles

## Specification

15 Allocated Car Parking Spaces

## Further Information

Viewing strictly by appointment:

**Luke Tillison**

01908 558744

[luke.tillison@kirkbydiamond.co.uk](mailto:luke.tillison@kirkbydiamond.co.uk)

**Nick Bosworth**

01908 558746

[Nick.Bosworth@kirkbydiamond.co.uk](mailto:Nick.Bosworth@kirkbydiamond.co.uk)

