

## FOR SALE / TO LET – Self Contained Office Building



**11 Diamond Court, Opal Drive, Fox Milne, Milton Keynes,  
Buckinghamshire MK15 0DU**

**1,856 SqFt (172.46 SqM)**

**Rent £30,625 per annum**

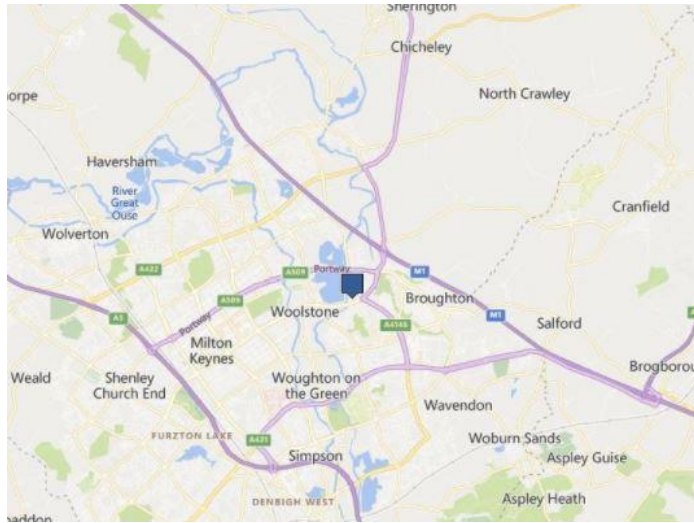
**Guide Price £385,000**

**Modern Self Contained Suite of Offices**  
**Open Plan offices arranged over two floors**  
**Raised Flooring System**  
**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



## 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.

## Car Parking

There are 7 allocated car parking spaces

## Terms

**For Sale:** The premises are available to purchase by way of the remainder of a 999 year lease from March 2007 at £385,000.

**To Let:** The premises are available to let on terms to be agreed at rent of £16.50 per sq/ft

**VAT:** Applicable

## EPC

E(117)

## Accommodation

The internal specification and fitout 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 stairs to first floor.

## Net Internal Area - NIA

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

Accommodation	Sq Ft	Sq M
Ground floor	912	84.73
First floor	944	87.73
<b>Total</b>	<b>1,856</b>	<b>172.46</b>

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

## Business Rates

Rateable value:

**Ground and first floor:** £25,750

The current multiplier for 2020/21 49.9p payable

Interested parties are advised to contact the relevant local authority

## Viewings

For viewings and further information please contact:

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