

# TO LET

2,149 Sq Ft (199.64 Sq M)

- › Recently Refurbished
- › Self-Contained Offices
- › 7 Parking Spaces
- › LED Lighting and Air-Conditioning



**3 Whittle Court**  
Knowlhill, Milton Keynes, MK5 8FT

Contact: Nick Bosworth or Tate James  
Tel: 01908 678 800  
[eddisons.com](http://eddisons.com)





## Location

- Located on an established modern business park close to Central Milton Keynes.
- Easy access via grid roads to A5, A421, A422 and M1 (Junctions 13 & 14).
- Milton Keynes Central railway station nearby providing regional and national services.
- Nearby occupiers include EMW Law and NHBC.

 what3words

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 Google Maps

[Click here](#)



## Description

- Self-contained refurbished offices.
- Recently upgraded with LED Lighting and Air-Conditioning.
- High quality office unit within purpose built established development.
- Striking schematic design with hardwood and rendered elevations.

## Terms

The premises are available on a new full repairing and insuring lease for a term to be agreed at a rent of £45,000 per annum exclusive.

## Accommodation (Net Internal Area\*)

<b>Total</b>	<b>199.64 SQ M</b>	<b>2,149 SQ FT</b>
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\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

**EPC: B-38**

**Business Rates:** The rateable value is £37,500. For the rates payable please contact us or [www.voa.gov.uk](http://www.voa.gov.uk)

**Service Charge:** There is a service charge contribution towards the maintenance of the wider estate. We understand this is currently £1,300 + VAT per annum.

## Contact:

**NICK BOSWORTH**

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**TATE JAMES**

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