

FOR SALE

5,055 Sq Ft (469.61 Sq M)

- › Self-contained 3-storey office building near a lake
- › 16 parking spaces, kitchenettes and accessible WC
- › 8-person lift
- › Conversion potential subject to planning
- › Easy access to Central Milton Keynes and London outskirts



8 Copperhouse Court

Caldecotte, Milton Keynes, MK7 8NL

Contact: Nick Bosworth or Tate James
Tel: 01908 678 800
eddisons.com





Location

- Milton Keynes is strategically located on Junction 14 of the M1, 50 miles from London and 66 miles from Birmingham.
- Frequent trains to London (every 10 mins) and direct services to Birmingham, Manchester and Glasgow.
- The city is within convenient travelling distance to Britain's commercial heartlands in the Midlands and the South East.
- Luton Airport is 20 miles from Milton Keynes.
- Property is situated in Caldecotte 10 minutes from the city centre.

 what3words

[///police.piles.reveal](https://www.what3words.com/p/police/piles/reveal)

 Google Maps

[Click here](#)

Description

- The freehold property is a detached self-contained office building on three floors.
- It provides open-plan floorspace on all floors with individual meeting rooms and cellular office space.
- Fully fitted kitchenette facilities equipped are provided on two floors.
- Raised access floors, central heating, air-conditioning and suspended ceilings.
- 16 Allocated parking spaces.

Terms

The freehold interest is available to purchase at a guide price of £1,000,000 + VAT.

Accommodation (Net Internal Area*)

| | | |
|--------------|--------------------|--------------------|
| Ground Floor | 186.08 SQ M | 2,003 SQ FT |
| First Floor | 175.12 SQ M | 1,885 SQ FT |
| Second Floor | 108.41 SQ M | 1,167 SQ FT |
| Total | 469.61 SQ M | 5,055 SQ FT |

*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: B-43

Business Rates: The rateable value is £104,000. For the rates payable please contact us or www.voa.gov.uk

Service Charge: Available upon request.

Contact:

NICK BOSWORTH

[07721 128 798 Nick.Bosworth@kirkbydiamond.co.uk](mailto:Nick.Bosworth@kirkbydiamond.co.uk)

TATE JAMES

[07810 746 885 tate.james@kirkbydiamond.co.uk](mailto:tate.james@kirkbydiamond.co.uk)