

## FOR SALE/TO LET

1,933 – 3,960 Sq Ft

(179.58 – 367.88 Sq M)

- › Fully refurbished modern office space
- › Raised floors and air-conditioning
- › On-site parking provisions
- › WC's and kitchenette to each floor
- › EPC Grade B



## 3A Opal Court

Opal Drive, Fox Milne, Milton Keynes, MK15 0DF

Contact: Nick Bosworth or Tate James

Tel: 01908 678 800

[eddisons.com](http://eddisons.com)





## Location

- Fox Milne Business Park is located adjacent to Junction 14 of the M1 motorway and forms part of the gateway into Milton Keynes.
- Built circa 2007, the area comprises a diverse mix of commercial occupiers and is complimented with a Hotel (Holiday Inn) and Harvester Bar & Restaurant.
- The Park also backs onto Willen Lake and its public footpaths and recreational facilities.
- Further afield is the Kingston District Centre (2 miles approx.) whose occupiers include Tesco, Starbucks, Next, Boots and Marks and Spencer's.

 what3words

///thighs.warns.warbler

 Google Maps

[Click here](#)



## Description

- The property comprises a modern office building arranged over ground and first floors; it is configured to provide predominantly open plan accommodation with cellular office suites and a boardroom.
- Internally, the property is fitted to a good specification including raised access floors with data point and power sockets, suspended acoustic ceiling tiles with recessed LED lighting panels and air-conditioning.
- Each floor is self-contained and benefits from good onsite amenities including both WC facilities and kitchenettes.
- Available on a floor-by-floor basis or as a whole.

## Terms

The property is available to let on a floor-by-floor basis or as a whole, on a new lease for a term to be agreed. Rent is £35,000 pa per floor exclusive, payable quarterly in advance.

Alternatively, the property is available to purchase on Long Leasehold Basis (999 years from 2006). Price is £800,000 exclusive of VAT.

BTG Eddisons is a trading name of Eddisons Commercial Ltd, registered in England and Wales (No. 3280893). The company for itself and for the vendors or lessors of this property for whom it acts as agents give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property.

## Accommodation (Net Internal Area\*)

First Floor	179.58 SQ M	1,933 SQ FT
Ground Floor	188.31 SQ M	2,027 SQ FT
<b>Total</b>	<b>367.88 SQ M</b>	<b>3,960 SQ FT</b>

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

EPC: B-45

**Business Rates:** The rateable value for both floors is £73,250. For the rates payable please contact us or [www.voa.gov.uk](http://www.voa.gov.uk)

**Service Charge:** The tenant will be responsible for payment of a service charge towards maintenance and management of common parts and building services. Further details upon application.

## Contact:

**NICK BOSWORTH**

**07721 128 798** [nick.bosworth@eddisons.com](mailto:nick.bosworth@eddisons.com)

**TATE JAMES**

**07810 746 885** [tate.james@eddisons.com](mailto:tate.james@eddisons.com)