

# TO LET

1,010 Sq Ft (93.83 Sq M)

- › Open plan offices
- › Security entry system
- › Excellent access to the M1 J13 and J14
- › Allocated car parking



## 1st Floor

13 Furzton Lake, Shirwell Crescent, Furzton, Milton Keynes, MK4 1GA

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





## Location

- Located on a premier purpose built office park.
- Attractive location with park views extending over Furzton Lake.
- Within a short commute of Central Milton Keynes and Bletchley.
- Excellent access to the M1 motorway J13/14, A5 and A421 trunk road.

/// what3words

///remedy.sculpture.drifters

 Google Maps

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## Description

- The property is a two storey modern office unit completed in 2005.
- The office has a single demountable partitioned meeting room and kitchenette but otherwise is open plan, with one toilet demised to the first floor.
- The office is carpeted, has perimeter trunking, suspended ceilings and LED lighting.
- An electric heating system provides heat by way of underfloor heating.
- The property has 3 allocated car parking spaces.

## Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £17,650. VAT is payable.

## Accommodation

<b>Total</b>	<b>93.83 SQ M</b>	<b>1,010 SQ FT</b>
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\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: A-25

**Business Rates:** The rateable value is £17,750. For the rates payable please contact us or [www.voa.gov.uk](http://www.voa.gov.uk)

**Service Charge:** Available upon request.

## Contact:

TATE JAMES

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