

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 Cristian Coccozza
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.

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Google Maps

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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@eddisons.com](mailto:nick.bosworth@eddisons.com)

CRISTIAN COCOZZA
[07810 746 885 Cristian.Coccozza@eddisons.com](mailto:Cristian.Coccozza@eddisons.com)

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