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**3A OPAL COURT | OPAL DRIVE | FOX MILNE
MILTON KEYNES | MK15 0DF**

SELF-CONTAINED MODERN OFFICE

1,933 - 3,960 sq ft (179.58 - 367.88 m²)

TO LET

- Fully refurbished office space
- Air-conditioning/raised floors
- Close to Jct 14 M1, views of Willen Lake.
- 12 Allocated spaces onsite parking plus overflow nearby.
- Available on a floor-by-floor basis or as a whole.



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 W/C facilities and kitchenettes.

Specification

- ✓ Detached modern office.
- ✓ Raised floors and air-conditioning.
- ✓ Onsite parking provisions.
- ✓ W/C's and kitchenette to each floor
- ✓ EPC Grade B.

Terms and Tenure

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

£35,000 pa per floor exclusive, payable quarterly in advance.

EPC

The property has an EPC rating of B-45.

Service Charge

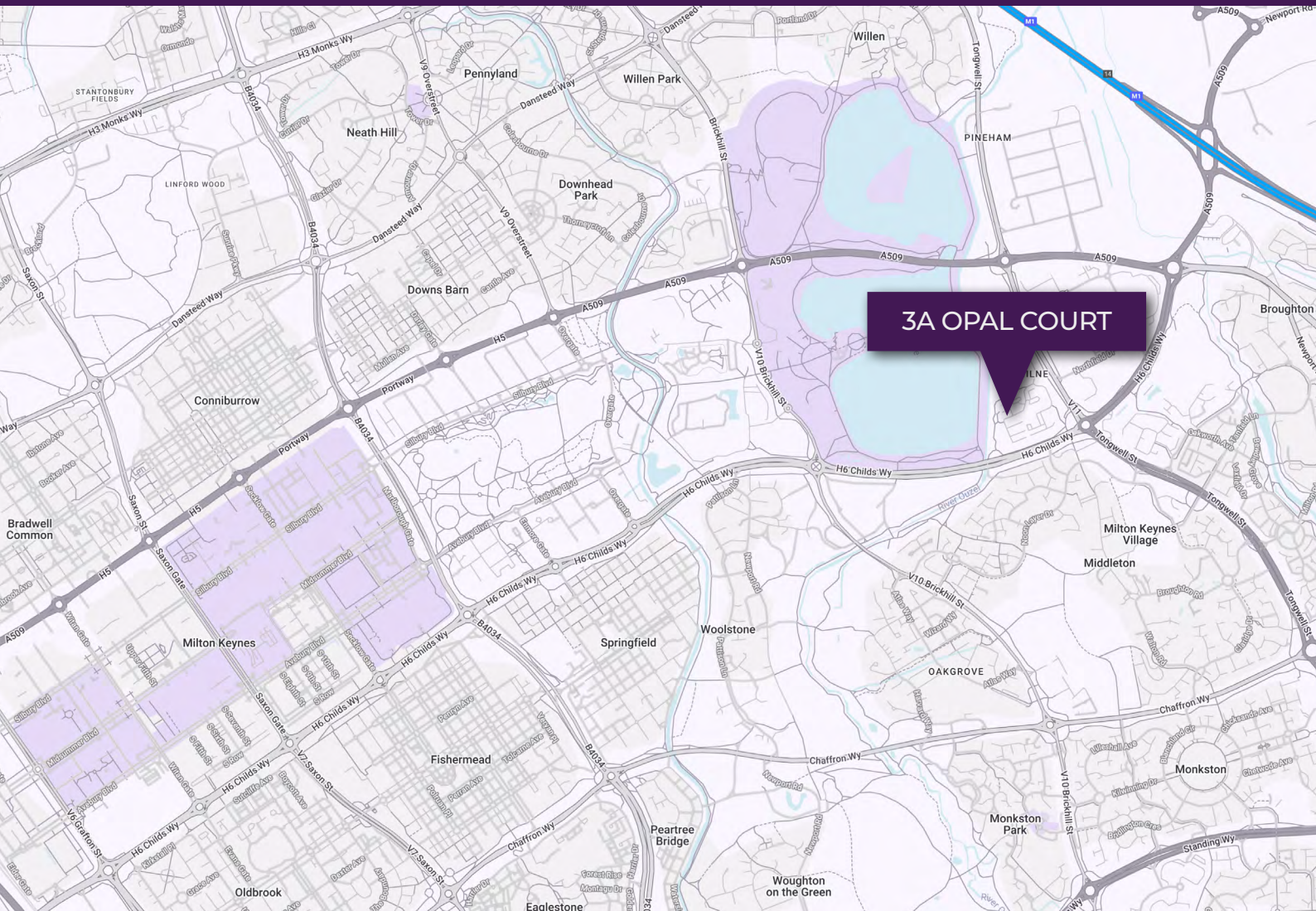
The tenant will be responsible for payment of a service charge towards maintenance and management of common parts and building services. Further details upon application.

Floor Area

	NIA (m ²) approx.	NIA (sq ft) approx.
1st Floor, Unit 3a, Opal Court	179.58	1,933
G Floor, Unit 3a, Opal Court	188.3	2,027

Business Rates

	Rateable Value 2023	Estimated Rates Payable (2025/26)
1st Floor, Unit 3a, Opal Court, Opal Drive, Fox Milne, Milton Keynes, MK15 0DF	£29,000	£14,471
G Floor, Unit 3a, Opal Court, Opal Drive, Fox Milne, Milton Keynes, MK15 0DF	£29,500	£14,720.50



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.

Viewing and further information:



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