

3.1, BUILDING 3,  
CALDECOTTE LAKE BUSINESS PARK,  
MILTON KEYNES, MK7 8LE

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## Office To Let

An opportunity to rent office space on a **flexible short-term** basis in one of Milton Keynes most prestigious business parks.

**2,893 sq ft (268.77 sq m)**



For further information please contact:

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## LOCATION

Caldecotte Lake Business Park is located within approximately 5 miles of Central Milton Keynes, with easy access to the site via Junction 13 and 14 of the M1 which are both within a 10 minute drive, as is Milton Keynes Central Rail station.

Bow Brickhill railway station is also adjacent to the park and provides services direct to Bedford and Bletchley.



## DESCRIPTION

The suite is situated on the first floor of Building 3 and provides good quality office accommodation. The premises is accessed via a shared access door with lift and stairs access to the first floor. The suite benefits from 3 partitioned offices/meeting rooms, self-contained male and female W/C facilities and a kitchenette.

## SPECIFICATION

- Available on a flexible short-term lease
- Kitchen / breakout area
- Air conditioning
- Raised floors
- Suspended ceilings
- 10 car parking spaces (ratio 1:280 sq ft)
- EV chargers on site

## AVAILABILITY

Building	Floor	Size	Rent psf
3	First	2,893 sq ft	£24.50



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**VIEWING**

Strictly by appointment through the sole agents.

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