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## TO LET

**17 Diamond Court  
Fox Milne  
Milton Keynes**



Peachey Loak are pleased to offer these modern office premises located in a well-established development close to Junction 14 of the M1 motorway and about 3 miles from Central Milton Keynes.

We are able to offer this 2-storey mid-terrace property on a new lease from mid-January 2026. It is situated close to Willen Lake with its fine lakeside walks and leisure facilities.

Fox Milne is home to a number of employers including the UK Headquarters of the charity Worldvision, a Holiday Express Hotel and Harvester public house.

The property offers an opportunity for a new or growing business to establish itself in an excellent location.

The property is available to let on a new lease at an initial rent of;

**£30,000 pa (+ VAT and service charges)**

**17 Diamond Court, Fox Milne, Milton Keynes.**

**Accommodation**

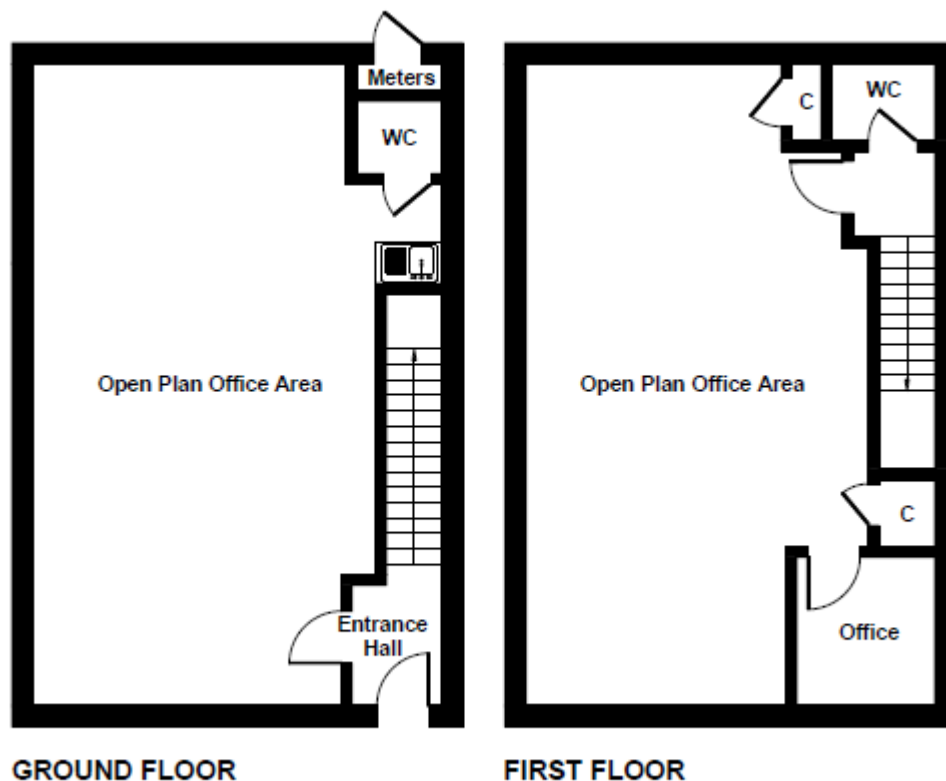
The accommodation comprises:

**Ground Floor:** Entrance Hall with stairs to first floor, open plan office area with kitchenette, separate partitioned office, Wc

**First Floor:** Wc and boiler room, open plan office area with kitchenette and cupboard, separate partitioned office (2.7m x 3.3)

The building has a gross internal area of 202 sq m.

**17 Diamond Court, Fox Milne, Milton Keynes, MK15 ODU**



Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.

The property has a gas fired central heating system.

There are 3 parking spaces located at the front of the property and a further 3 spaces at the rear of the building.

**Services**

Mains electricity, gas, water and drainage are connected to the property.

**17 Diamond Court, Fox Milne, Milton Keynes.**

**Business Rates**

We understand the ground and first floors are independently assessed for business rates. The VOA website indicates the rateable value for the ground floor is £12,750. The first floor has a rateable value of £13,000.

**Planning**

The property is believed to have consent within Use Class E. Prospective tenants should however make their own enquiries to determine whether their proposed use will require planning consent.



**Tenure**

The property is offered to let on a new full repairing and insuring lease at £30,000 per annum. VAT will be charged on the rent. A service charge will also be payable. A deposit equivalent to one quarter's rent will be required.

All other terms will be subject to negotiation.

**17 Diamond Court, Fox Milne, Milton Keynes.**

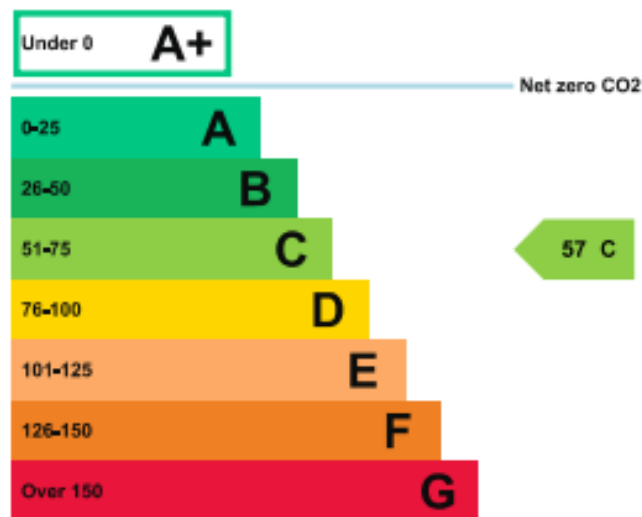
**Legal Costs**

The incoming tenant will be required to make a non-returnable payment of £150 towards the costs of obtaining references. In all other respects each party will be required to pay their own legal costs.

Incoming prospective tenants will be required to provide suitable identity documentation to comply with Money Laundering Regulations prior to acceptance of any offer.

**Energy Performance Certificate (EPC)**

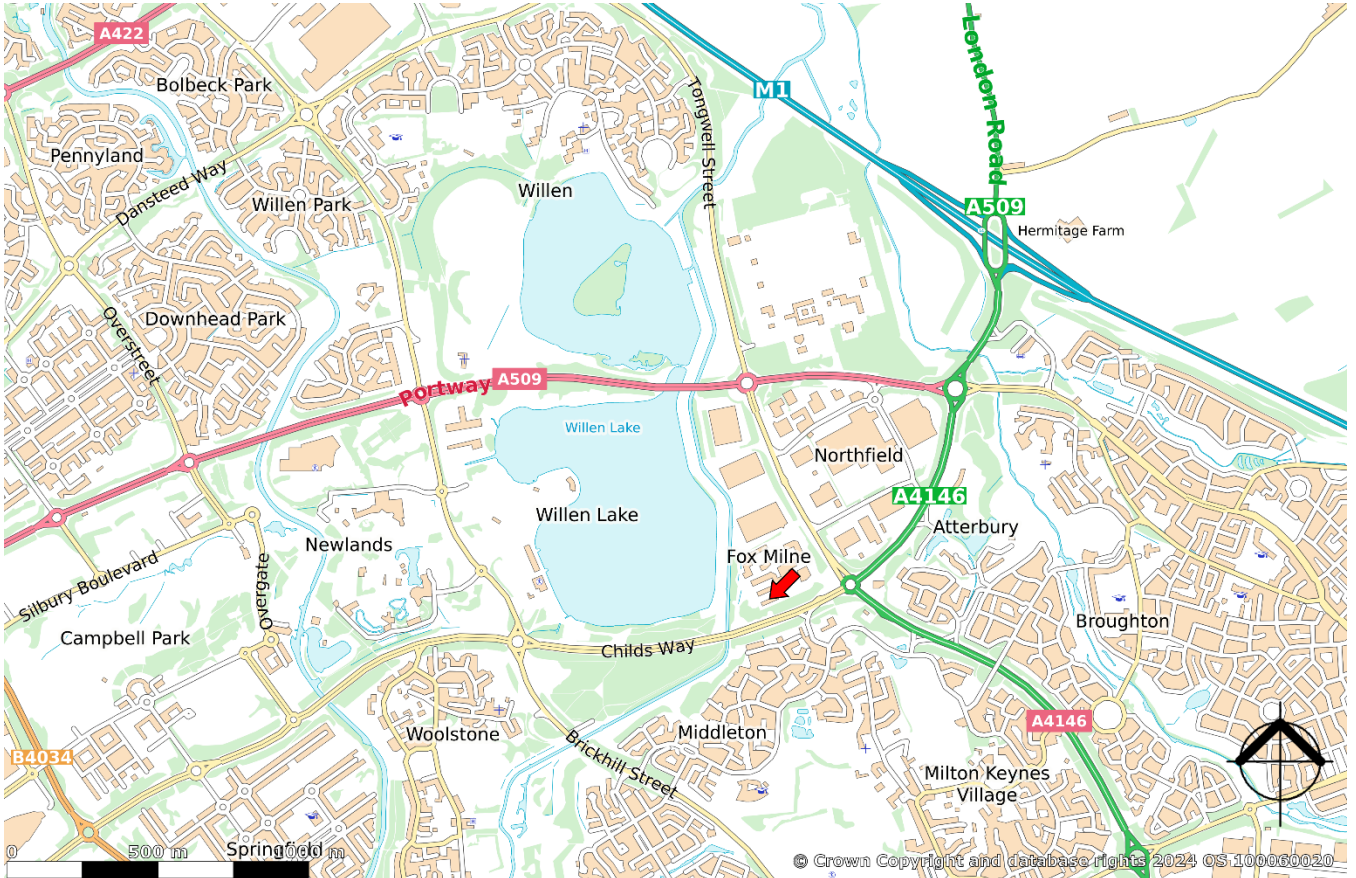
The graph below shows the Energy Rating and score for the entire building (17 Diamond Court) which is valid until 28 February 2034. A full copy of the report and the accompanying Recommendation Report are available on request.



**17 Diamond Court, Fox Milne, Milton Keynes.**

**Viewings**

Viewings can be arranged by prior appointment with Peachey Loak Chartered Surveyors. Tel: 01933 403233.



*We for ourselves and the lessors of this property give notice that:*

- 1. These particulars are set out as a general guide only and do not constitute part of an offer or contract.*
- 2. All descriptions and references are made in good faith, but all intending tenants must satisfy themselves of their correctness.*
- 3. We have no authority to make or give any representation or warranty in relation to the property.*
- 4. Items shown in any photographs are not necessarily included within the tenancy.*

16/11/25