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**PART GROUND FLOOR | K2, KENTS HILL BUSINESS PARK  
MILTON KEYNES | MK7 6BZ**

## GRADE A FITTED OFFICE SUITES

5,831 sq ft (541.7 m<sup>2</sup>)

### TO LET

- Grade A ground floor office suite in established business park.
- Air-conditioning, LED lighting and raised floors.
- Fitted with board room, kitchen, access control, meeting rooms, comms room and data cabling.
- Self-contained with private entrance, toilets and shower facilities.
- Communal atrium reception area, break-out area and courtyard.
- 23 allocated car parking spaces.



## Description

K2 is a detached two storey office building, refurbished to Grade A standard in 2018 to a specification including air-conditioning, raised floors and LED lighting.

The property has a shared atrium reception area and break-out area leading into a courtyard garden. The available ground floor office suite also has its own entrance at the side of the building. The office suite benefits from an excellent level of natural light, floor-to-ceiling height of 3.09m and fit-out including board room, comms room, kitchen area and private toilet and shower facilities.

There are 23 allocated spaces in a private car park to the side and rear of the building.

## Highlights

- ✓ **Ground floor office suite in Grade A business park property**
- ✓ **Fitted-out with meeting rooms and kitchen facilities**
- ✓ **Air-conditioning, LED lighting and raised floors**
- ✓ **Shared atrium reception area, break-out area and courtyard**
- ✓ **23 car parking spaces**

## Terms and Tenure

The office suite is available by means of an assignment or subletting of the existing leases expiring 11th April 2028.

## Rent

£139,950 pa exclusive, payable quarterly in advance.

## Service Charge

There is a service charge payable for the cost of maintenance and management of common parts. Further details upon application.

## Floor Area

	NIA (m <sup>2</sup> ) approx.	NIA (sq ft) approx.
<b>Part Ground Floor (Suite 3)</b>	<b>541.7</b>	<b>5,831</b>

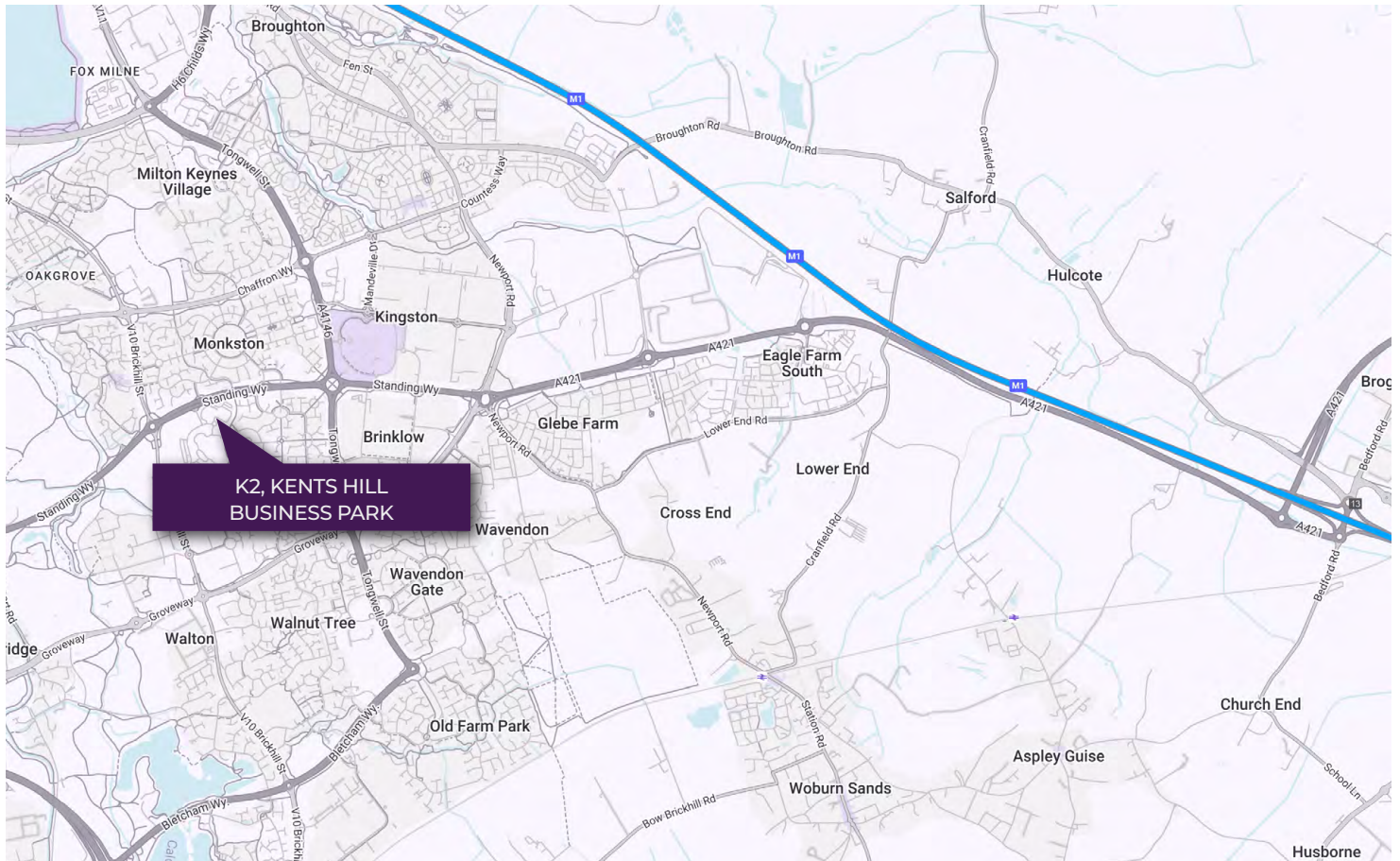
## Business Rates

	Rateable Value 2023	Estimated Rates Payable (2025/26)
Part Ground Floor K2 (Suite 3)	£60,000	£33,300

## EPC

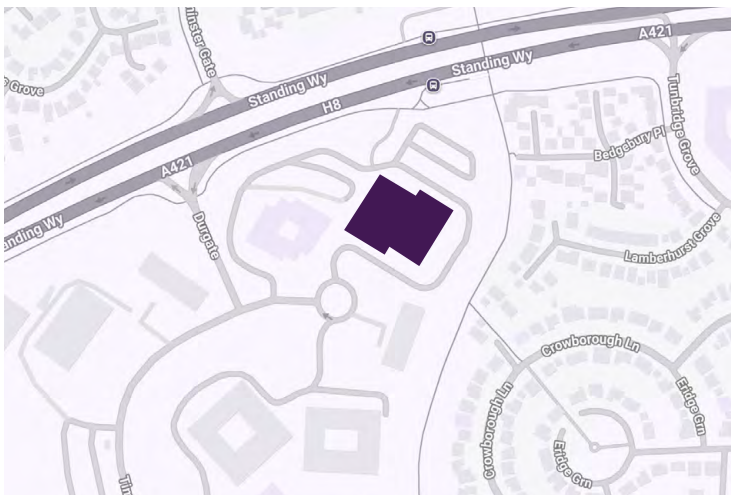
The property has an EPC asset rating of B(49).





## Location

Kents Hill Business Park is located to the South East of Central Milton Keynes approximately 3.5 miles to J13 or J14 of the M1 motorway and 4 miles from the city centre. The business park benefits from hotel, conference and gym facilities. Existing occupiers include Kuehne + Nagel, Amplus Housing and Pertemps Medical.



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