



Ground Floor Office – 1,350 sq ft (125.42 sq m)

**In Brief**

- Ground floor office suite in modern semi-detached building
- Landscaped business park setting
- ½ mile from J14 of M1 motorway
- Raised access floors, suspended ceilings and comfort cooling
- 4 allocated car parking spaces

# SAPPHIRE HOUSE, OPAL COURT, EASTLAKE PARK, MILTON KEYNES MK15 0DF TO LET

### Location

Milton Keynes is one of the country's most rapidly expanding cities with a population in excess of 230,000. Junctions 13 and 14 of the M1 motorway are easily accessible via the dual carriageway network to the east and there is a fast intercity rail service to London (Euston) with a fastest journey time of 30 minutes.

The property is situated in a recognised business location which offers all of the advantages of an out of town environment whilst being within easy reach of Milton Keynes city centre. Eastlake Park overlooks Willen Lake and is situated less than half a mile from Junction 14 of the M1 motorway.

### Description

Sapphire House comprises a modern, two-storey office building constructed in 2004 to a high standard.

The available suite is situated at ground floor with visitor access via an intercom system.

The suite is well specified including suspended ceilings, raised floors and comfort cooling. The space is fitted out, providing a mixed open plan and cellular office environment.

Externally there are 4 allocated car parking spaces, with overflow space available on site.

### Services

All mains services including water, drainage, and power are believed to be connected to the property. Bidwells has not tested any of the available services and interested parties are advised to make their own enquiries as to their condition.

### Terms

The office is available by way of a new effective full repairing and insuring lease for a term of years to be agreed. Full details are available on application to the agent.

A service charge will be levied for the upkeep of the common areas of the building.



### Accommodation

	sq ft	sq m
Ground floor offices	1,350	125.42
<b>Total</b>	<b>1,350</b>	<b>125.42</b>

### Additional Information

#### Rates

We understand the property has a current Rateable Value of £17,000 as at 1<sup>st</sup> April 2020. Interested parties are advised to make their own enquiries of the Local Rating Authority, Milton Keynes Council (t: 01908 691691) to verify rating information.

#### Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

#### Value Added Tax

Prices, outgoings and rentals are quoted exclusive of but may be liable to VAT.

#### EPC

The energy rating of this property is C 59. The certificate and full report are available on request.

#### Postcode

MK15 0DF.

#### Enquiries

Holly Dawson  
01908 202197  
[holly.dawson@bidwells.co.uk](mailto:holly.dawson@bidwells.co.uk)

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