



Office – 3,333 – 6,666 sq ft (309.65 – 619.29 sq m)

In Brief

- Outstanding access to Junction 14 of the M1
- Onsite facilities including hotel and restaurant
- Attractive lakeside setting
- Car parking ratio of 1:267 sq ft

**CYGNA HOUSE, OPAL DRIVE, FOX MILNE,
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

The property comprises a contemporary office building arranged over ground and two upper floors.

The available office space is situated at first and second floor levels and is accessed via shared reception. The specification includes 4-pipe fan coil cooling system, full access raised floors, and suspended ceilings with recessed lighting.

Car parking is allocated to the space at a ratio of 1:267 sq ft (25 spaces across first and second floors).

Services

All mains services including water, drainage, gas 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 space is available as a whole or on a floor by floor basis and is offered to let by way of a new effective full repairing and insuring lease for a term of years to be agreed at a quoting rent of £19.50 per sq ft per annum exclusive.

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



Accommodation

	sq ft	sq m
First floor offices	3,333	309.65
Second floor offices	3,333	309.65
Total	6,666	619.29

Additional Information

Rates

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 67**. The certificate and full report are available on request.

Postcode

MK15 0DF

Enquiries

Holly Dawson
01908 202197
holly.dawson@bidwells.co.uk

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