



louchshacklock
and partners LLP

01908 224 760
www.louchshacklock.com



**3A OPAL COURT | OPAL DRIVE | FOX MILNE
MILTON KEYNES | BUCKINGHAMSHIRE | MK15 0DF**

OFFICE PREMISES FOR SALE 3,936 sq ft / 365.71 m²

- Self contained office available for sale
- Close to Jct 14 M1, views of Willen Lake
- Spec includes air-con & raised floors
- Partitioned meeting room, kitchen and server room
- 12 allocated spaces on site parking plus overflow nearby



Location

The property is located within the Fox Milne business park which is situated close to Junction 14 of the M1 and Kingston District Centre. Central Milton Keynes is approximately 3 miles away using H5 Portway or H6 Childs Way dual carriageway. On site facilities include additional communal parking, Harvester Restaurant and Holiday Inn Hotel.

Description

3a Opal Court is a self-contained two-storey office premises constructed in 2006/07. The elevations are finished in facing brick and cedar wood panelling, with double glazed windows. Internally the property is accessed via its own self-contained entrance leading to two open plan office environments with WC and kitchenette facilities on each floor.

Specification

- ✓ Modern office design and appearance
- ✓ Raised access floor
- ✓ Air-con to server cupboards
- ✓ Central heating system
- ✓ 12 allocated car parking spaces
- ✓ Suitable for sub-division
- ✓ Security alarm (not tested)

Price

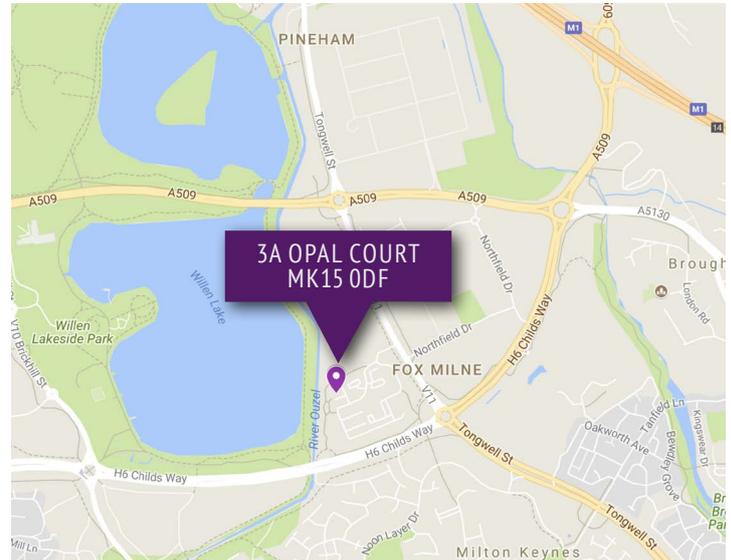
For Sale on a long leasehold basis £730,000 + VAT.

Energy Performance Certificate

The property has an EPC rating of C-67.

Business Rates

	Rateable Value (2015)	Estimated Rates Payable (2017/18)
3a Opal Court, Fox Milne	£55,000 (£27,750 and £27,250 on ground and first floor respectively)	£26,290



Floor Areas

	Gross Internal Area* (m ²)	Gross Internal floor area (sq ft)
Ground Floor	179.60	2,003
First Floor	186.11	1,933
TOTAL	365.71	3,936

Viewing and further information:

Chris McClure



DDI: 01908 224764 / 01908 224767

chris@louchshacklock.com