

FOR SALE

OFFICES/INVESTMENT



- Rare office investment with alternative use potential (STP)
- Prominently located at the entrance to prestigious business park
- Good access via grid roads to A5, A421 and M1
- Bow Brickhill & Milton Keynes Central railway stations provide local & national services
- Self-contained & air-conditioned with designated car parking
- Nearby occupiers include Royal Mail, rightmove, Bovis Homes, Universal Music Group, Red Bull Racing F1
- Estate common areas managed via service charge
- VAT: applicable
- Use: B1a. Alternative uses suitable subject to planning consents

- Office: 4,313 ft² (400.68 m²)
- Three tenancies expiring March '23, Oct '24 & Oct'25
- Rents receivable: £60,810 pax
- Reversionary opportunity to add value through asset management

- Freehold: £897,500
- Rateable value: £43,250 via three separate assessments
- Energy performance rating: B47

1 COPPERHOUSE COURT, CALDECOTTE, MILTON KEYNES MK7 8NL

01908 04 05 06

clock.property

office@clockproperty.com

