

TO LET

SECOND FLOOR OFFICE SUITE



APPROX 2,267 FT² (210.61 M²)

UNITS 1&2 COPPERHOUSE COURT, CALDECOTTE, MILTON KEYNES MK7 8NL



01908 299 500

PRESTIGIOUS MODERN OFFICES

M1: 4 miles

A5: 1 mile

Central Milton Keynes: 4.5miles

Prominent position on estate

Stunning open plan workspace

Good car parking

Leasehold: £29,987 pax

25 FIRST AVENUE
MILTON KEYNES MK1 1DX

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LOCATION

- Prominently located at the entrance to prestigious modern business park.
- Good access via grid roads to A5, A421 and M1.
- Bow Brickhill and Milton Keynes Central railway stations provide local and national services.
- Nearby occupiers include Red Bull Racing, Rightmove Plc, Parcelforce, Trek and Jungheinrich.

DESCRIPTION

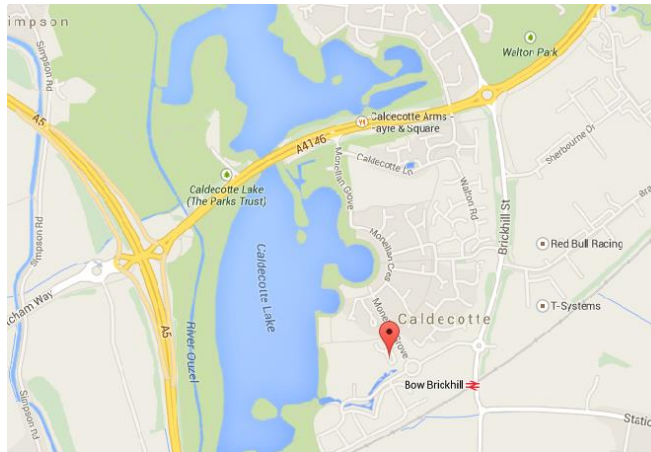
- Showcase quality top floor offices.
- Occupies second floor within a striking modern office building.
- Brick elevations and smoked privacy glazing.
- Car parking within the scheme's private car park.

SPECIFICATION

- Open plan work space with meeting room.
- Raised floors.
- Suspended ceilings with LG3 lighting.
- Comfort cooling and central heating.
- Cat V cabling.
- Controlled entry system.
- Alarmed.
- WC & shower facilities & kitchenette.

FLOOR AREA (approx net internal)

First Floor: 2,267 ft² (210.61 m²)



TERMS

- **Leasehold:** £29,987 pax.
- **VAT:** applicable.
- **Service Charge:** applicable.

BUSINES RATES

- **Rateable value (RV):** £21,000.
- **2014/15:** 48.2% of RV is payable.

ENERGY PERFORMANCE

- Under assessment.

VIEWING

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