



Office – 2,484 sq ft (230.76 sq m)

**In Brief**

- Direct access to Junction 14 of the M1
- Onsite hotel and restaurant amenity
- 10 allocated car parking spaces
- Air conditioning/raised floors
- Attractive lakeside setting

**VEGA 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 floor level and is accessed via shared reception. The available suite is open plan and well specified including air conditioning, raised floors, and suspended ceilings with inset CAT2 lighting.

Car parking is allocated to the space at a ratio of 1:248 sq ft (10 spaces). Further visitor spaces are available nearby.

### 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.

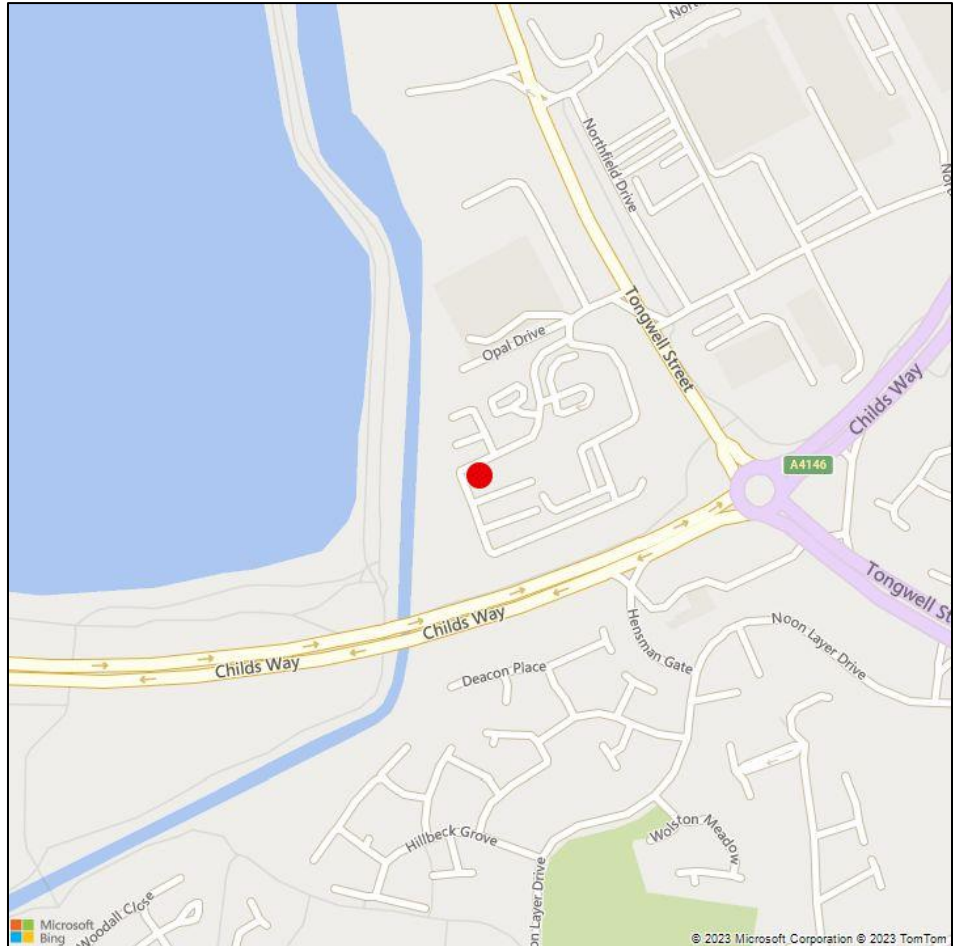
### Terms

The space is available by way of a new effective full repairing and insuring lease for a term of years to be agreed at a quoting rent of £33,500 per annum exclusive.

A service charge will be levied for the upkeep of the common areas of the building. Further details are available on request.

### Value Added Tax

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



### Accommodation

	sq ft	sq m
Suite 1B	2,484	230.76
<b>Total</b>	<b>2,484</b>	<b>230.76</b>

### Additional Information

#### Rates

The Rateable Value of the property is £37,500 as at 1<sup>st</sup> April 2023. Interested parties are advised to make their own enquiries of the Local Rating Authority, Milton Keynes Council (t: 01908 253794) to verify rating information.

#### Legal Costs

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

#### EPC

The energy rating of this property is C 64. 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)

#### Joint Agent

Graham Young  
Louch Shacklock  
01908 224760  
[graham@louchshacklock.com](mailto:graham@louchshacklock.com)

#### Important Notice

Bidwells LLP act for themselves and for the vendors of this property, whose agents they are, give notice that: Nothing contained in these particulars or their contents or actions, both verbally or in writing, by Bidwells LLP form any offer or contract, liability or implied obligation to any applicants, viewing parties or prospective purchasers of the property to the fullest extent permitted by law and should not be relied upon as statements or representative of fact. No person in the employment of Bidwells LLP or any joint agents has authority to make or give any representation or warranty whatever in relation to this property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only, may not be to scale and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells LLP has not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. All rentals and prices are quoted exclusive of VAT unless otherwise stated. Prospective purchasers may be asked to produce identification of the intended Purchaser and other documentation in order to support any conditional offers submitted to the vendors. Bidwells LLP accepts no liability of any type arising from your delay or other lack of co-operation. We may hold your name on our database unless you instruct us otherwise.