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**FIRST FLOOR EAST | MARLBOROUGH COURT  
LINFORD WOOD | MILTON KEYNES | MK14 6DY**

## **FIRST FLOOR OFFICE PREMISES TO LET** **6,676 sq ft / 620 m<sup>2</sup>**

- First Floor office suite in prominent Headquarters office building
- Impressive atrium reception area
- 29 car parking spaces
- Raised floors and air-conditioning
- Letting incentive available: first 6 months at a 50% rental discount (on a 5 year lease)

## Location

Linford Wood is an established office park located approximately 1.5 miles North of Central Milton Keynes and 3 miles to the West of Junction 14 of the M1 motorway. Marlborough Court is prominently situated within Linford Wood at the corner of Sunrise Parkway and Marlborough Street (V8), a dual carriageway and one of the main urban "grid roads" in Milton Keynes.

## Description

Marlborough Court is a two-storey headquarters office building with brick and glazed elevations, featuring an impressive glazed atrium reception area. The property is set in landscaped grounds and benefits from a large private car parking area. The available First Floor West office suite benefits from air-conditioning and raised floors. The suite has the use of 7 allocated spaces in the Marlborough Court car park.

## Specification

- ✓ 1st Floor office suite within prominent Headquarters building
- ✓ Air-conditioning and raised floors
- ✓ 29 car parking spaces
- ✓ First 6 months at a 50% rental discount (on a 5 year lease)

## Energy Performance Certificate

The Energy Performance Asset Rating for the property is E-106.

## Terms & Tenure

The property is available To Let by means of a new fully repairing and insuring lease on terms to be agreed.

## Rent

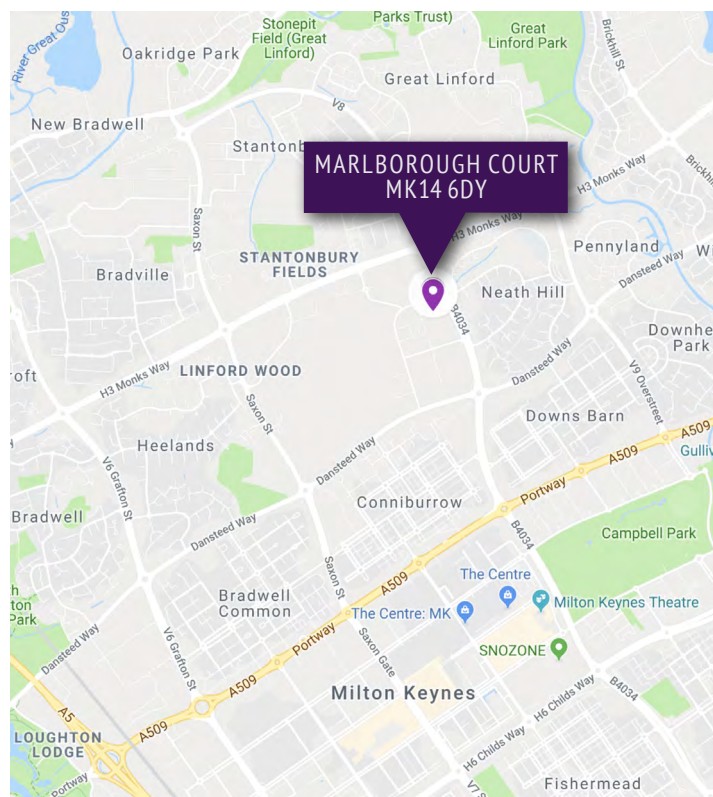
£110,154 pa exclusive.

## Service Charge

There is a service charge payable by tenants for the cost of maintenance and management of common parts of the property and estate, based on an apportionment of total floor area.

## Business Rates

Marlborough Court	Rateable Value (2017)	Estimated Rates Payable (2019/20)
First Floor East	Not Yet Separately Assessed	£43,494



## Floor Areas

	Net Internal floor area (m²)	Net Internal floor area (sq ft)
First Floor East	620	6,676

## Viewing and further information:

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