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

FIRST FLOOR OFFICE PREMISES TO LET **2,436 sq ft / 226 m²**

- First Floor office suite in prominent Headquarters office building
- Impressive atrium reception area
- 7 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
- ✓ 7 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

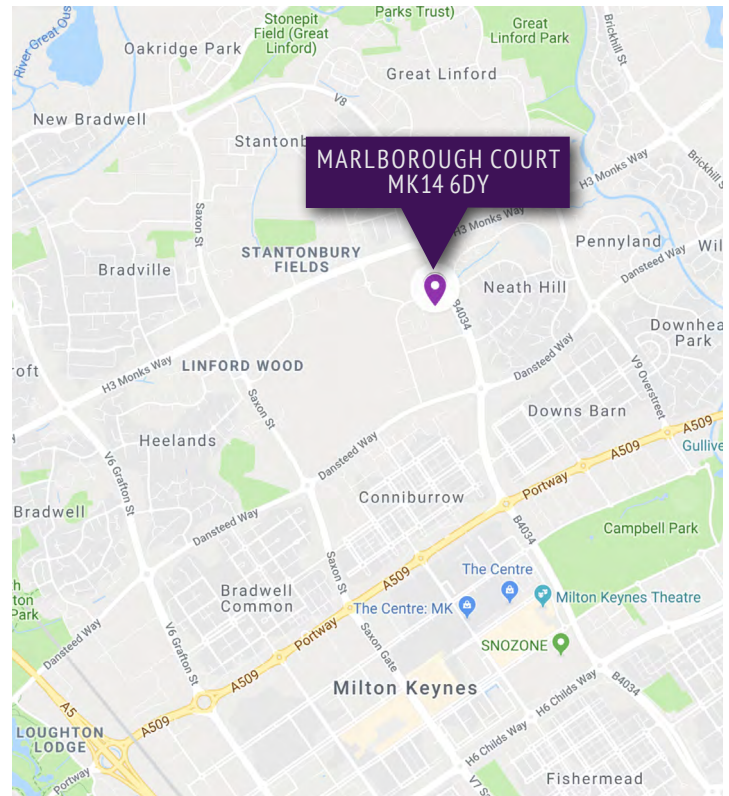
£37,758 pa exclusive.

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 West	£32,250	£16,125



Floor Areas

	Net Internal floor area (m ²)	Net Internal floor area (sq ft)
First Floor West	226	2,436

Viewing and further information:

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