



**louchshacklock**  
and partners LLP

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## AURORA

ROOKSLEY | MILTON KEYNES | MK13 8LW

### TO LET

CONTEMPORARY REFURBISHED OFFICES  
WITH EXTENSIVE CAR PARKING

4,000 - 9,800 sq ft (371.61 - 910.42m<sup>2</sup>)

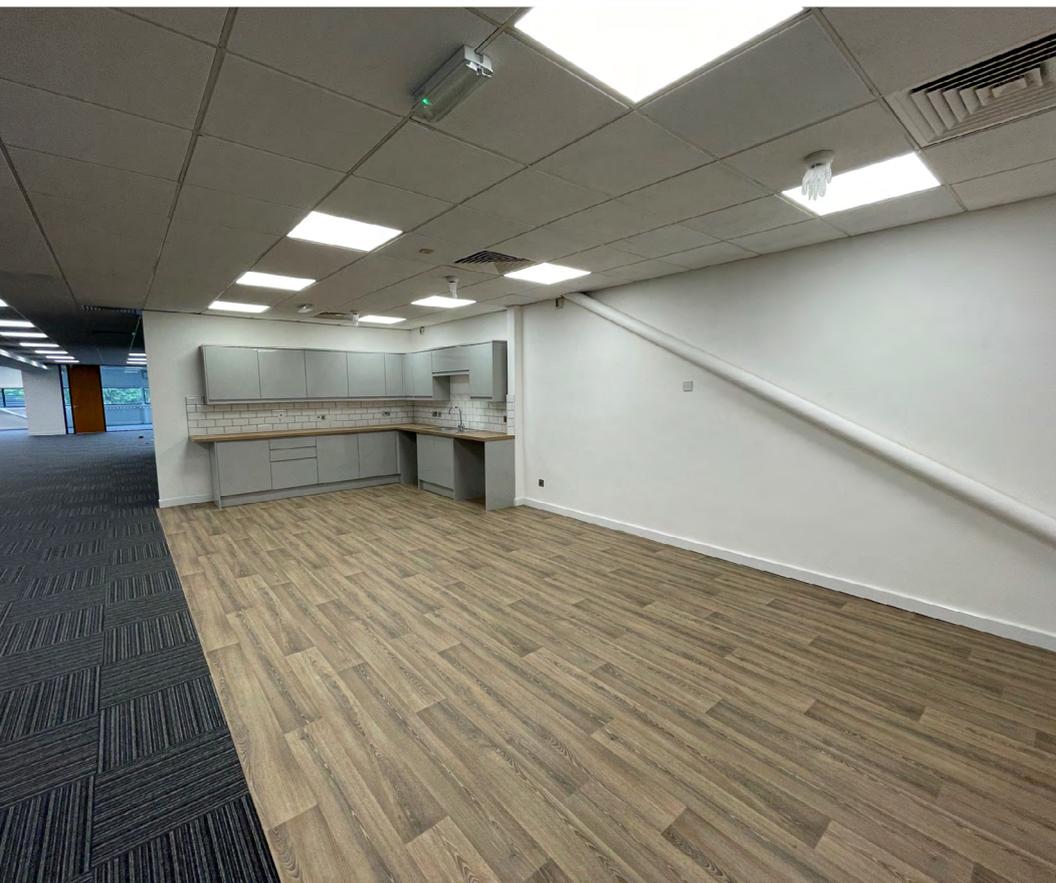
- Situated within contemporary style environment
- 5 minutes from Central Milton Keynes and railway station
- Restaurant facilities available
- Air-conditioning and raised floors
- Large car parking area with a ratio of 1:244 sq ft



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## Location

Milton Keynes is one of the fastest growing urban areas in the United Kingdom and has become established as a major centre for industry and commerce, with a current population of approximately 225,000.

The new city is situated 55 miles north of London and 70 miles south of Birmingham, adjacent to the M1 motorway (junctions 13 and 14). Mainline railway services are available from Bletchley and Milton Keynes Central to London (Euston), Birmingham and beyond.

The property occupies a prominent site at the western end of Deltic Avenue, at its junction with Patriot Drive, and nearby occupiers include B&Q, Cummings and Ingram.

## Description

Aurora is an impressive building providing well-specified office accommodation, with raised floors and air-conditioning. The main office areas are arranged around a glazed central atrium and accessed from a shared reception area. In addition, there is also a restaurant facility onsite available to use by all tenants. There is a large private car parking area with private spaces and visitor spaces. The site also provides 4 electric car charging points.

The first floor office is arranged as an open plan space with a number of separate boardroom/meeting rooms partitioned areas.

## Energy Performance Certificate

The EPC can be downloaded by clicking here:

## Floor Areas and Availability

	Net Internal floor area (m <sup>2</sup> )	Net Internal floor area (sq ft)
Office	371.61 - 910.42 m <sup>2</sup>	4,000 - 9,800 sq ft

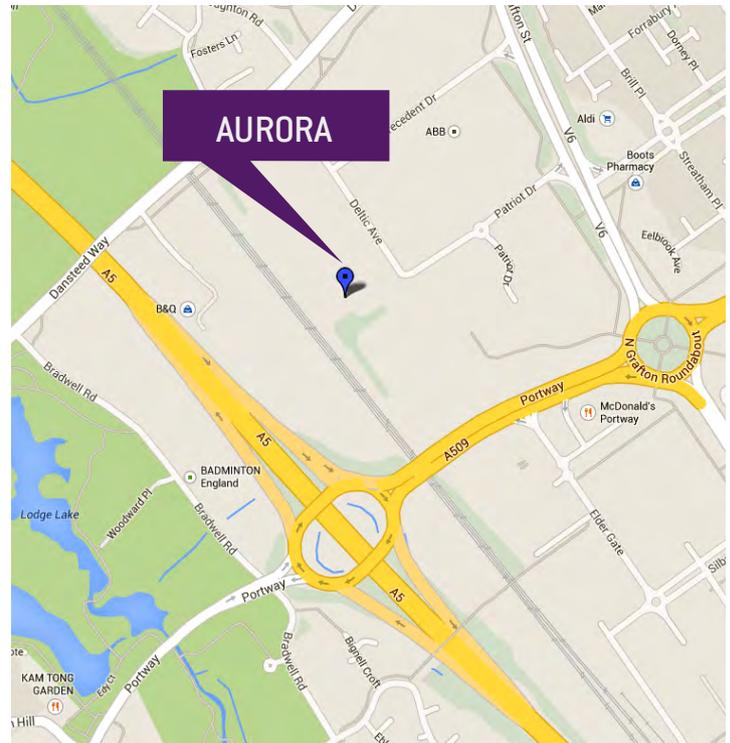
## Terms and Rent

A new lease is available by arrangement. Rent £16.50 per sq ft pa.

## Business Rates

Property Address	Rateable Value 2015	Estimated Rates payable 2021/22
Aurora	£73,000	£37,376

Interested parties should contact Milton Keynes Council to verify the amount of business rates payable (Tel: 01908 253794).



## VAT

All rents, prices and premiums are stated exclusive of VAT.

Viewing and further information:

Chris McClure



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