

Eskan

COURT

Campbell Park • MK9 4AN

TO LET

6,975 sq.ft.

GROUND FLOOR (WEST)

High Quality
Office Space

- Bright open plan floorplate
- Impressive atrium reception
- Excellent location within close proximity of Central Milton Keynes and the M1 (J14)
- Generous car parking at a ratio of 1:252 sq ft



M1 AGENCY

Specification


 • Large open plan ground floor suite

 • Suspended ceilings with new LED lighting

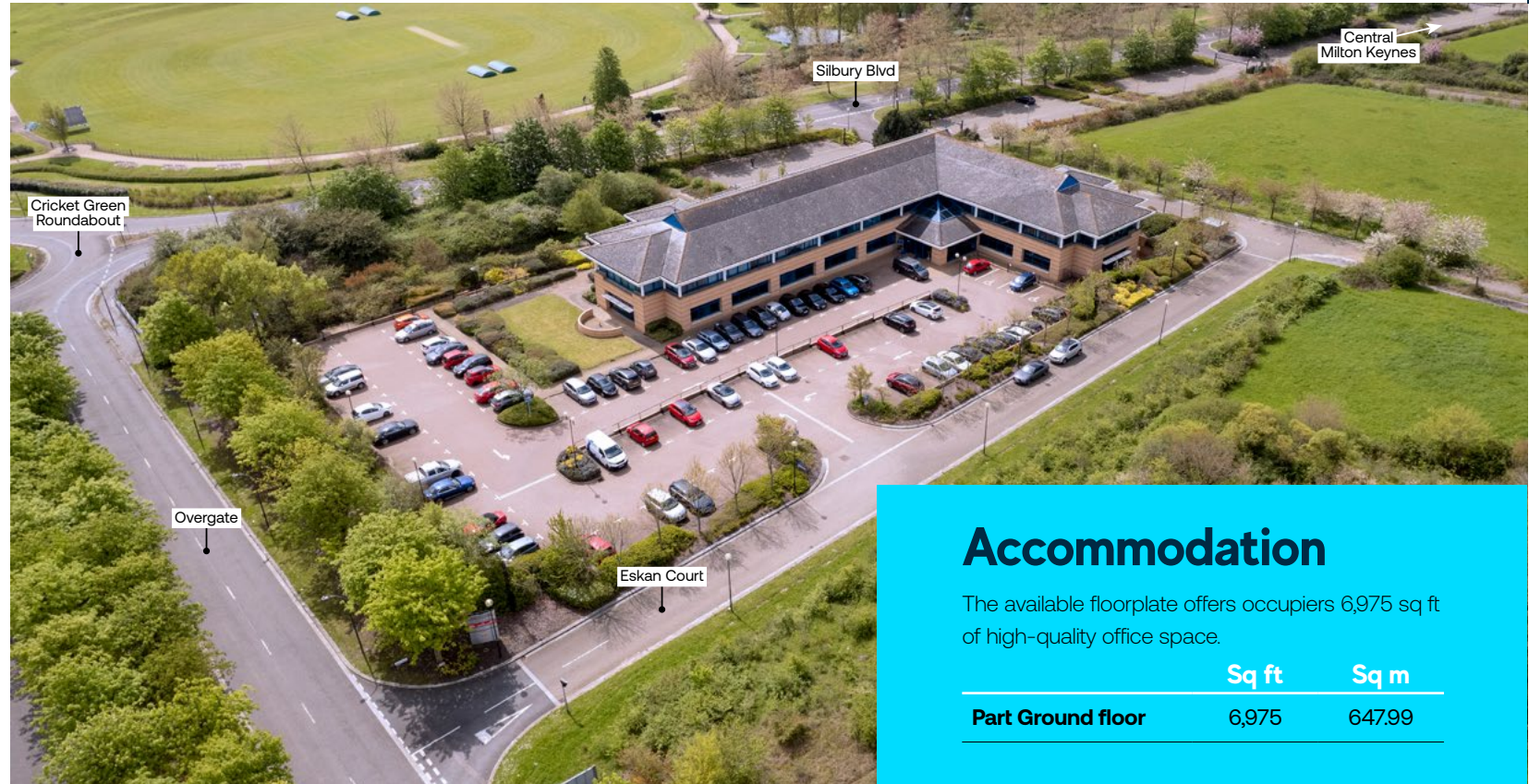
 • VRF air conditioning

 • Impressive atrium reception

 • Excellent natural light

 • Generous car parking at a ratio of 1:252 sq ft

 • Excellent location within close proximity of Central Milton Keynes and the M1 (J14)



Accommodation

The available floorplate offers occupiers 6,975 sq ft of high-quality office space.

	Sq ft	Sq m
Part Ground floor	6,975	647.99





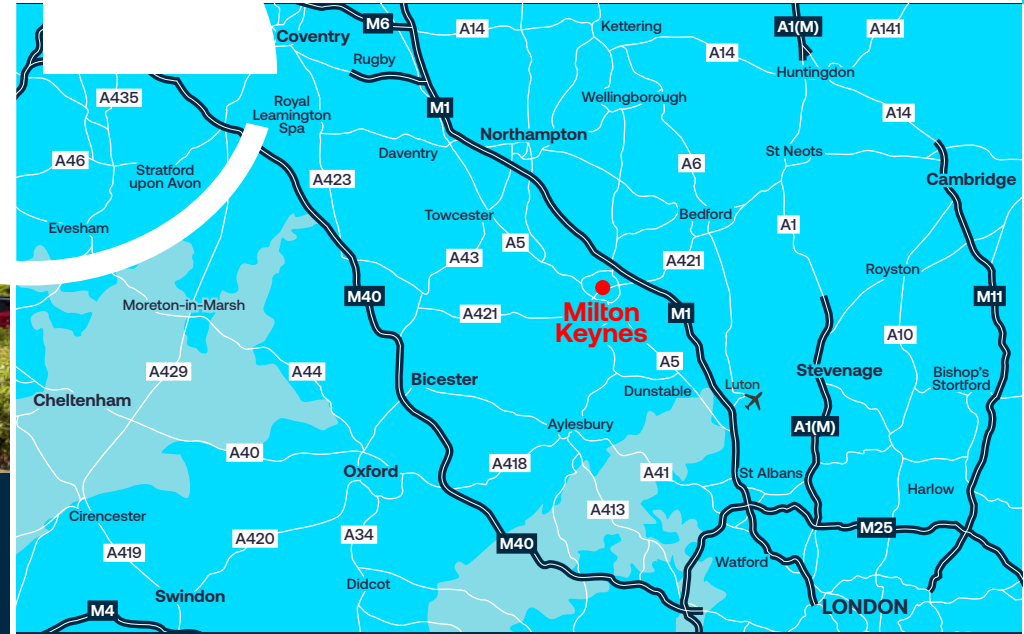
Description

Eskan Court is a modern two storey office building located in the attractive parkland surrounds of Campbell Park, just outside of Central Milton Keynes. The available accommodation is on the ground floor providing a high specification floorplate with bright open spaces.

Location

Located just outside of Central Milton Keynes, Eskan Court overlooks the landscaped surrounds of Campbell Park and is within a short walk of the beautiful Willen Lake. The M1 (J14) and Central Milton Keynes are both under 5 minutes' driving distance. CMK offers a wide range of leisure amenities and the mainline rail station provides direct trains to London Euston in c. 30 minutes. The surrounding parkland and neighbouring Willen Lake offers an abundance of green space and opportunities for outdoor activities.

Destination	Distance	Travel Time
BY CAR		
J14 of the M1	2.2 miles	4 mins
Milton Keynes Central	2.4 miles	6 mins
A5	2.2 miles	5 mins
WALKING		
Centre:MK	1.6 miles	14 mins





Business Rates

Rateable Valuable £108,000 per annum.

Terms

Part of the ground floor is available by way of assignment or sublet on terms to be agreed with expiry on 2nd January 2027

Outgoings

Details on full occupational costs are available on application.

Legal Costs

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

EPC

To be reassessed following refurbishment.



Further Information

Please contact the sole agents:

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