

TO LET: High Quality First Floor Office Suite

First floor, 7 Osier Way, Olney Office Park, Olney, MK46 5FP



- Approx 926 sq ft in modern office development
- Self-contained - including kitchen, WCs & dedicated entrance

- Allocated car parking
- Available to let on a new lease

LOCATION

Olney Office Park is a recent development of two storey offices in a very prominent position fronting onto the A509 on the northern side of Olney.

Olney is very well located just a few miles from the M1 J14 with Milton Keynes nearby.

A new Sainsburys supermarket has just been built nearby giving easy access for staff, and Olney's attractive market town centre is in easy walking distance

DESCRIPTION

Office 7 is a well-appointed, modern, two storey office building of traditional brick and block cavity wall elevations enhanced with extensive curtain-wall glazing that provide a very smart and professional appearance.

This first floor suite is self-contained with its own entrance door providing 24/7 access, male & female WCs and kitchen. It has carpet tiles to the office areas with raised floors for data & power. Heating and cooling is provided by ceiling mounted reverse heat-pump a/c units.

Externally there are attractive landscaped areas and the suite has 4 (four) allocated car parking spaces, with adequate overflow elsewhere on the development.

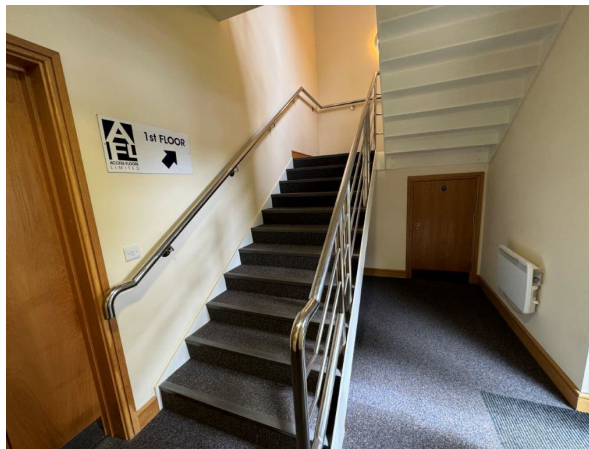
ACCOMMODATION

We have measured the property and calculate that it comprises the following approximate Net Internal Areas (NIA):-

Office suite	871 sq ft	80.9 sq m
Kitchen	54 sq ft	5.0 sq m
Total	926 sq ft	85.9 sq m

SERVICES

We are advised that main services are connected to the premises (electricity, water & drainage). Electricity is sub-metered. Water charges will be apportioned on a straight 50/50 basis. None have been tested by the agent



TENURE AND CHARGES

The property is available to let on a new internal repairing lease for a term to be agreed. An initial rent of £16,495 per annum / £1,375 per month is sought, with periodic rent increases thereafter. A minimum lease term of 3 years is sought. VAT is not charged on the rent.

A nominal 'all in one' service charge of approx. £190 per month will be applied in addition to the rent (subject to periodic inflationary reviews) – this will cover the costs of the buildings' insurance, external maintenance of the building (inc window cleaning), servicing of air-conditioning and fire alarm systems and estate including soft landscaping.

Tenants are responsible for their own data, telecoms, security and cleaning of the suite and its associated facilities.

BUSINESS RATES

Rateable Value: £13,250

Applicants are advised to make their own enquiries with regard to Business Rates payable and whether any reliefs may be available.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating C (71)

LEGAL COSTS

Each party is to bear their own legal costs, subject to an undertaking for the landlord's reasonable abortive costs (capped to £1,750 + VAT) should an applicant withdraw once solicitors have been instructed and draft contracts raised

VIEWING

To view and for further details please contact:

Samantha Jones

Email: samjones@prop-search.com

Mobile: 07990 547366

DISCLAIMER: This brochure and the description and measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

ANTI MONEY LAUNDERING: To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required may include corporate structure and ownership details; identification and verification of ultimate beneficial owners; satisfactory proof of the source of funds for the buyers, funders, lessees.