



1 PITFIELD LANE | KILN FARM | MILTON KEYNES | MK11 3LW



COMPREHENSIVELY REFURBISHED GRADE A OFFICE SUITE  
PROVIDING 40 CAR PARKING SPACES

**6,820 SQ FT** (634 SQ M)  
TO LET

## SPECIFICATION

- Clear open plan working environment
- Full access raised floors
- New VRF air conditioning
- Full height perimeter glazing
- Exposed feature ceiling / LED lighting
- Fully DDA compliant
- Up to 40 car parking spaces available (ratio 1:171 sq ft)
- On-site Energie Fitness gym available
- Dedicated separate gym member entrance
- Shared feature reception area





## LOCATION

ICON occupies a prominent position fronting Pitfield, within close proximity to the A5 (0.5 miles) and a short distance from Central Milton Keynes with all the facilities a modern city offers including Milton Keynes Central railway station. Junction 14 of the M1 motorway is easily accessible.

## AMENITIES

Leisure and entertainment is on your doorstep, including The Centre:MK, a top 10 retail destination in the UK, outstanding leisure facilities including indoor ski slope, watersports centres and golf courses. Milton Keynes boasts 5,000 acres of parkland, rivers, lakes and woodland as well as 300km of purpose built cycleways.

## TERMS

The premises are available on a new Effective FRI Lease for terms to be agreed.

## BUSINESS RATES

Interested parties are advised to contact the Local Rating Authority for further information.

## VAT

Will be applicable.

## EPC

The property has an EPC rating of D-54.



ASSET MANAGED BY



JOINT AGENTS

