

3.8, BUILDING 3,  
CALDECOTTE LAKE BUSINESS PARK,  
MILTON KEYNES, MK7 8LE

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## Café To Let

An opportunity to rent a fitted Café / Kitchen space in one of Milton Keynes most prestigious business parks.

**2,040 sq ft (189.5 sq m)**



For further information please contact:

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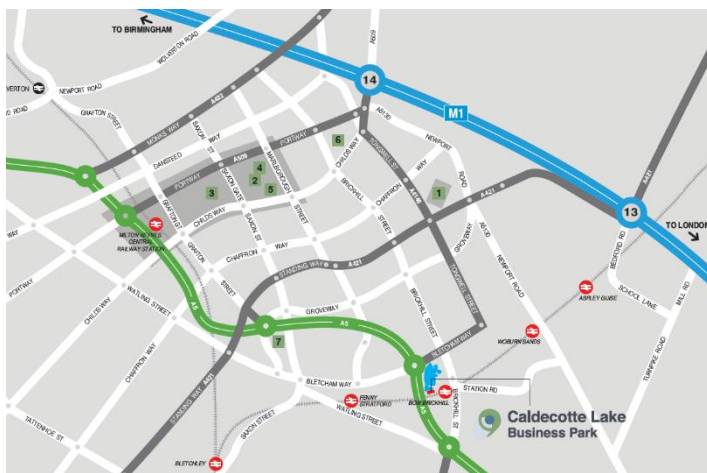


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#### LOCATION

Caldecotte Lake Business Park is located within approximately 5 miles of Central Milton Keynes, with easy access to the site via Junction 13 and 14 of the M1 which are both within a 10 minute drive, as is Milton Keynes Central Rail station.

Bow Brickhill railway station is also adjacent to the park and provides services direct to Bedford and Bletchley.



#### DESCRIPTION

The premises are situated on the ground floor of Building 3 and are fully fitted as a café with commercial kitchen facilities.

The property was previously trading as the on-site café for the business park. Caldecotte Lake Business Park consists of 7 office buildings providing 172,000 sq ft of Grade A office space.

#### SPECIFICATION

- Fully fitted café
- Fitted with a commercial catering kitchen
- Ground floor unit centrally located on the park
- Air-Conditioning
- On-site parking
- Conveniently located close to Caldecotte Lake and neighbouring residential areas

#### AVAILABILITY

Building	Floor	Size	Rent psf
3	Ground	2,040 sq ft	





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**VIEWING**

Strictly by appointment through the sole agents.

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