

LEISURE OPPORTUNITY AVAILABLE

# The Open University

Walton Hall, MK7 6BB



## Savills London

33 Margaret  
Street London  
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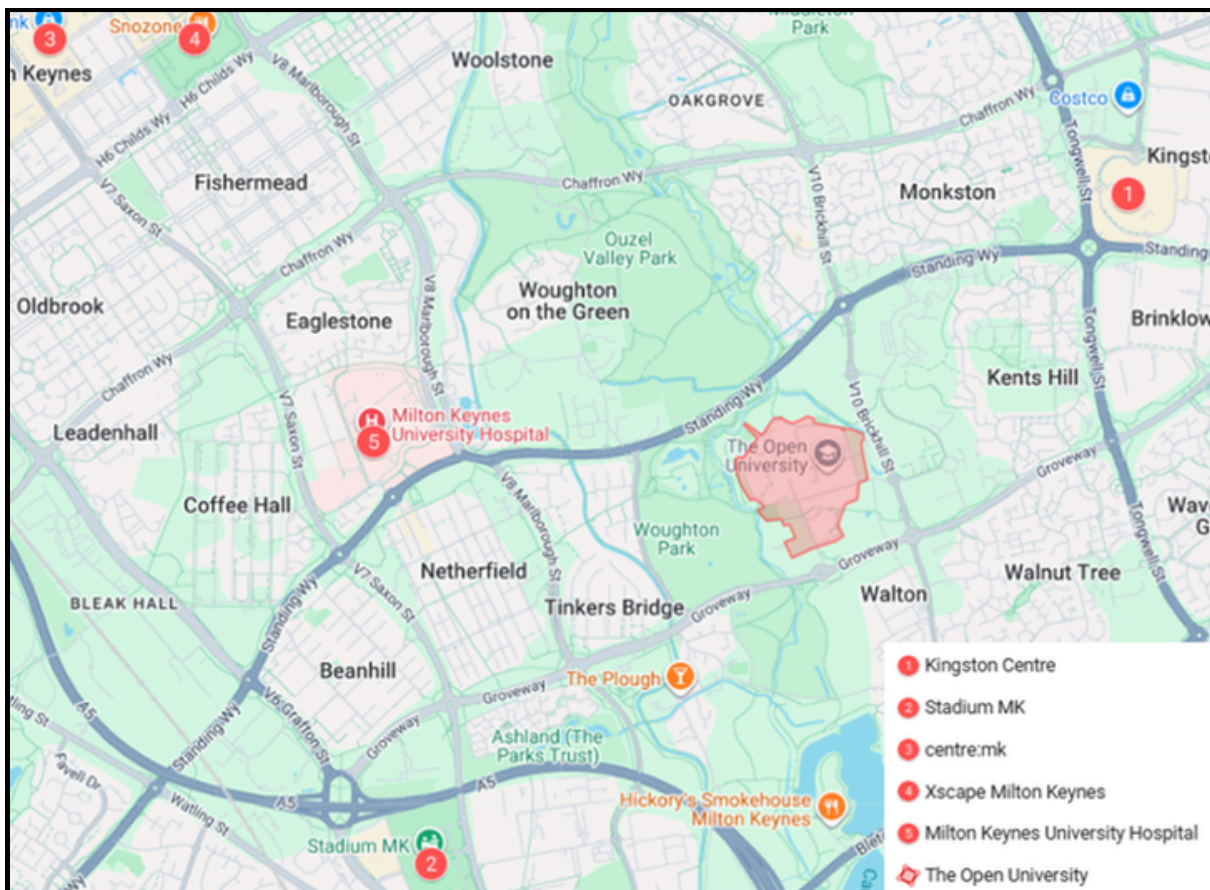
## Location

Located within The Open University's Milton Keynes campus, the site forms part of a major regional employment hub accommodating up to 5,500 staff members.

The location benefits from excellent transport connectivity via the nearby M1 motorway and Milton Keynes Central railway station, which provides direct services to London Euston in just 38 minutes. On site parking for customers and visitors is also available.

Landmarks in the vicinity include:

- The Kingston Centre
- Stadium MK
- Centre:MK
- Xscape
- Milton Keynes University Hospital



## Viewing & further information

Further Information & Viewing upon request. Viewing strictly via appointed agents only :

**Jess Hill**  
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**James Shaw**  
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## Accommodation

The premises is arranged over ground floor only, providing the following areas:

Ground : 17,286 sq ft 1,606 sq m

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**Total: 17,286 sq ft 1,606 sq m**

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A split of the space will be considered.

## Tenure

The property is available by way of a new full repairing and insuring lease for a term to be agreed, and subject to 5 yearly upwards only rent reviews.

## Rent

Quoting rent available upon application.

## Service Charge

Available upon application.

## Rates

Rates are to be reassessed.

## Use

The premises currently benefits from class E use which includes various commercial uses including Retail, Restaurant, Office, or Gym space without the need for change of use. Other uses will be considered, subject to planning.

## EPC Rating

EPC available upon request.

## Legal Costs

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



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### IMPORTANT NOTICE

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The Savills logo, consisting of the word "savills" in a lowercase, sans-serif font, with the 'i's having dots, set against a yellow rectangular background.

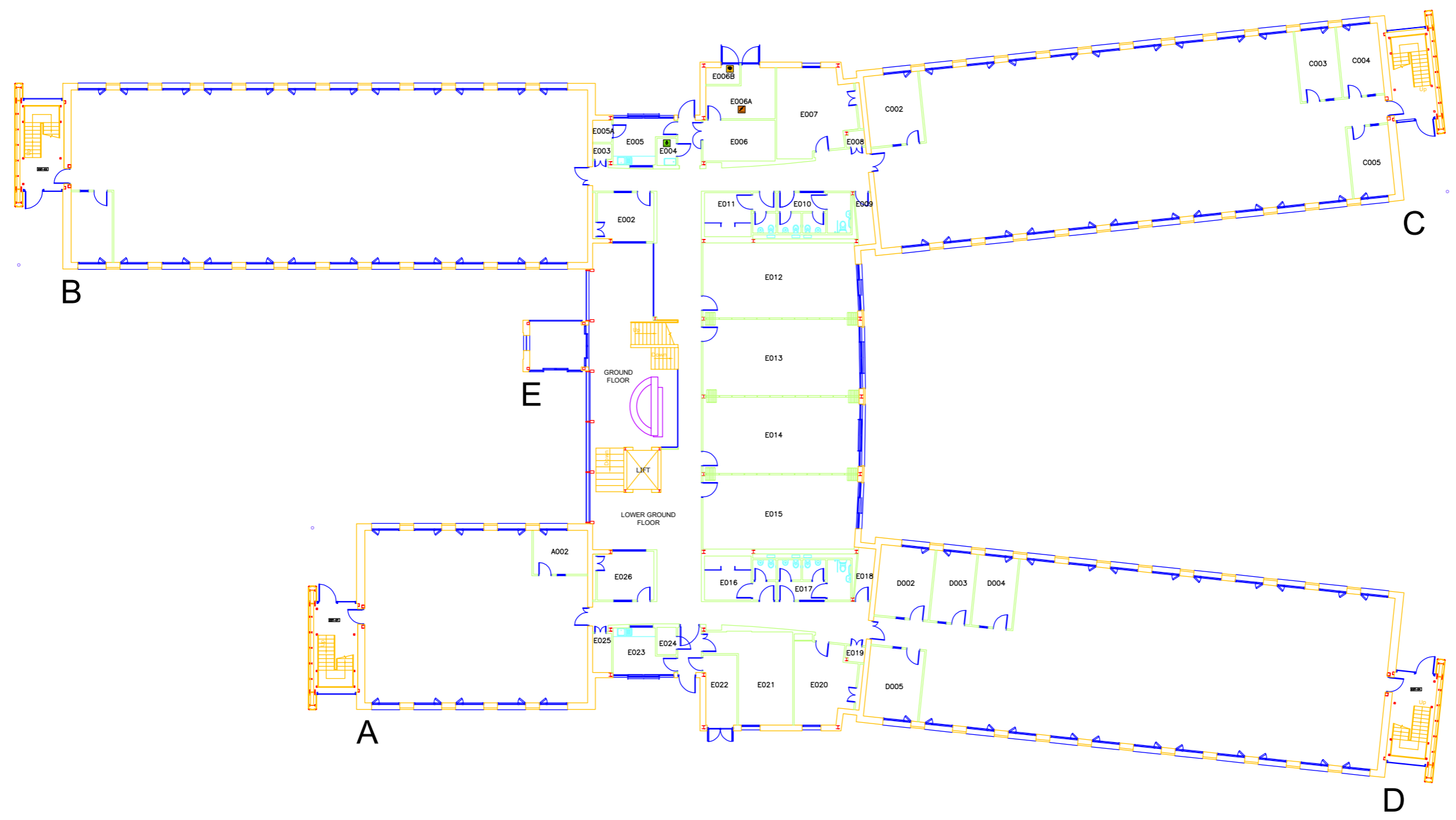
Notes:

Contractors must check all dimensions prior to the commencement of the contract. Any discrepancies must be reported to the project co-ordinator before proceeding with the contract.

All dimensions and sizes are in millimetres unless otherwise stated.

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| Rev | Date   | Description | By | Chk'd |
|-----|--------|-------------|----|-------|
| A   | Jul 20 | First Issue | TT | -     |



**Estates**  
 Walton Hall  
 Milton Keynes  
 MK7 6AA  
 Tel: 01908 653826

|                             |                  |
|-----------------------------|------------------|
| Drawing Status              |                  |
| AS BUILT                    |                  |
| Project ref / no            | Discipline       |
| -                           | Floor Plan       |
| Building Name               | Building No      |
| Michael Young               | -                |
| Floor                       | Site             |
| Ground Floor                | OU - Walton Hall |
| Drawing description         |                  |
| Updated Floor Plan          |                  |
| Revision                    | Date             |
| B.00                        | January 2015     |
| Drawn / updated By          | Scale            |
| I.D.S.                      | 1:150 @ A1       |
| Drawing number or file name |                  |
| MYOUNG-GF_FLOORPLAN         |                  |

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| Rev | Date   | Description | By | Chk'd |
|-----|--------|-------------|----|-------|
| A   | Feb 20 | First Issue | TT | -     |



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| Drawing Status                                       |          | RECORD STATUS |                  |
|--|----------|---------------|------------------|
| Project ref / no                                     | N/A      | Discipline    | Site Plan        |
| Building Name  | CAMPUS   | Building No   |                  |
| Floor  | SITE     | Site          | OU - Walton Hall |
| Drawing description<br>Walton Hall - Site Plan       |          |               |                  |
| Revision   | B        | Date          | May 2015         |
| Drawn / updated By                                   | E. Noble | Scale         | 1:1250@A1        |
| Drawing number or file name<br>WALTONCAMPUS-SITEPLAN |          |               |                  |



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