



Offices – 5,441 – 39,197 sq ft (505 – 3,641 sq m)

In Brief

- Prominent landmark building
- On site car parking
- Large open floorplates
- To be fully refurbished
- Prime location opposite The Hub

**GENESIS HOUSE, 301-341 MIDSUMMER
BOULEVARD, MILTON KEYNES MK9 2JE
TO LET**

Location

Milton Keynes is one of the fastest growing urban areas within the UK, and has become a major centre for commerce and industry with a current population in excess of 250,000.

Genesis House is prominently located in Central Milton Keynes, fronting Midsummer Boulevard. Forming part of the Central Business District the property is a short walk from both the main shopping centre and Milton Keynes Central railway station, where an estimated journey to London Euston is 30 minutes and Birmingham New Street is 55 minutes.

Description

The property provides open plan office accommodation over ground and four upper levels and will shortly be subject to comprehensive internal and external refurbishment, full specification available on request.

Externally, to the rear of the property is a car parking area for 23 cars. The property can be let as a whole or on a floor by floor basis.

Services

All mains services including water, drainage, gas and three phase power are believed to be connected to the property. Bidwells have not tested any of the available services and interested parties are advised to make their own enquiries as to their condition.

Terms

The accommodation is available as a whole or on a floor by floor basis on a new effective full repairing and insuring lease on terms to be agreed. If the property is let on a floor by floor basis then a service charge will become payable in respect of the common areas.

Rates

We understand that the property has a current Rateable Value of £297,500 with a total Rates Payable of £2146,668 for the year 2016/2017 excluding any transitional relief arrangements.

Interested parties are advised to make their own enquiries to the Local Rating Authority (Milton Keynes Council, t: 01908 691 691) to verify this information.

Legal Costs

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

Important Notice

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Bidwells LLP has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells LLP have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.

Bidwells LLP is a limited liability partnership registered in England & Wales (registered number OC344553). Registered head office is Bidwell House, Trumpington Road, Cambridge, CB2 9LD, where a list of members is available for inspection



Accommodation

	sq ft	sq m
Ground Floor Reception	354	32.89
Ground Floor East Wing	3,002	287.89
Ground Floor West Wing	2,085	193.70
First Floor	8,407	781.01
Second Floor	8,471	786.95
Third Floor	8,407	781.01
Fourth Floor	8,471	786.95
Total	39,197	3,641.40

Additional Information

Value Added Tax

Prices, outgoing and rentals quoted are exclusive of VAT which may be charged in addition at the standard rate.

EPC

The energy rating of this property is E 118 (pre-refurbishment). The certificate and full report are available on request.

Postcode

MK9 2JE

Enquiries

Holly Dawson
01908 202 197
holly.dawson@bidwells.co.uk

Joint Agent

Tony Fisher
Lambert Smith Hampton
020 7198 2250
tfisher@lsh.co.uk