

A modern office interior featuring a lounge area with three black leather chairs and a round wooden table on a grey carpet. In the background, there are glass-walled offices and a reception desk. The ceiling has recessed lighting, and a wooden wall is visible on the right.

PRESTIGIOUS OFFICE SPACE AT **CBXII WEST**

CBXII
WWW.CBX2.CO.UK

IMPRESSIVE OFFICE ACCOMMODATION

IN THE HEART OF CENTRAL MILTON KEYNES



SPECIFICATION

- New VRF air cooling system
- Fully accessible raised floors
- EPC rating B
- Secure bicycle and motorcycle parking
- Suspended ceilings
- LED lighting with guaranteed burn time equivalent to 10 years
- New refurbished reception
- 14 secure car parking spaces
- New carpet
- New WCs
- Shower facilities
- On site storage available



CBXII WEST

1ST FLOOR 5,429 SQ FT

Level	Availability sq ft (sq m)
Fourth floor	
Third floor	
Second floor	
First floor (rear)	
First floor (front)	5,429 (504.38)
Mezzanine	





RIGHT ON YOUR DOORSTEP...

The regional shopping centre, thecentre:mk, is only a short walking distance away, home to over 180 retailers, service providers and 1000 brands.

Local restaurant, café and retail amenities are all within close proximity. The office space is located above ground floor retail which includes Pizza Express, All Bar One and a coffee shop.

The hub:mk is situated next door to CBXII, comprising a vibrant restaurant, café, hotel and retail quarter.

EXCELLENT TRANSPORT LINKS BY ROAD AND RAIL

BY RAIL

London Euston – 35mins
Birmingham New Street – 51mins
Birmingham International – 40mins
Manchester Piccadilly – 1hr 38mins
Northampton – 15mins
Hemel Hempstead – 28mins
Watford – 19mins

Source: nationalrail.co.uk

BY ROAD

M1 J14 – 8mins
M25 – 38mins
Luton airport – 36mins

Source: theaa.com



SAT NAV: MK9 2EA

Further information available from joint agents:

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