



NORTHGATE

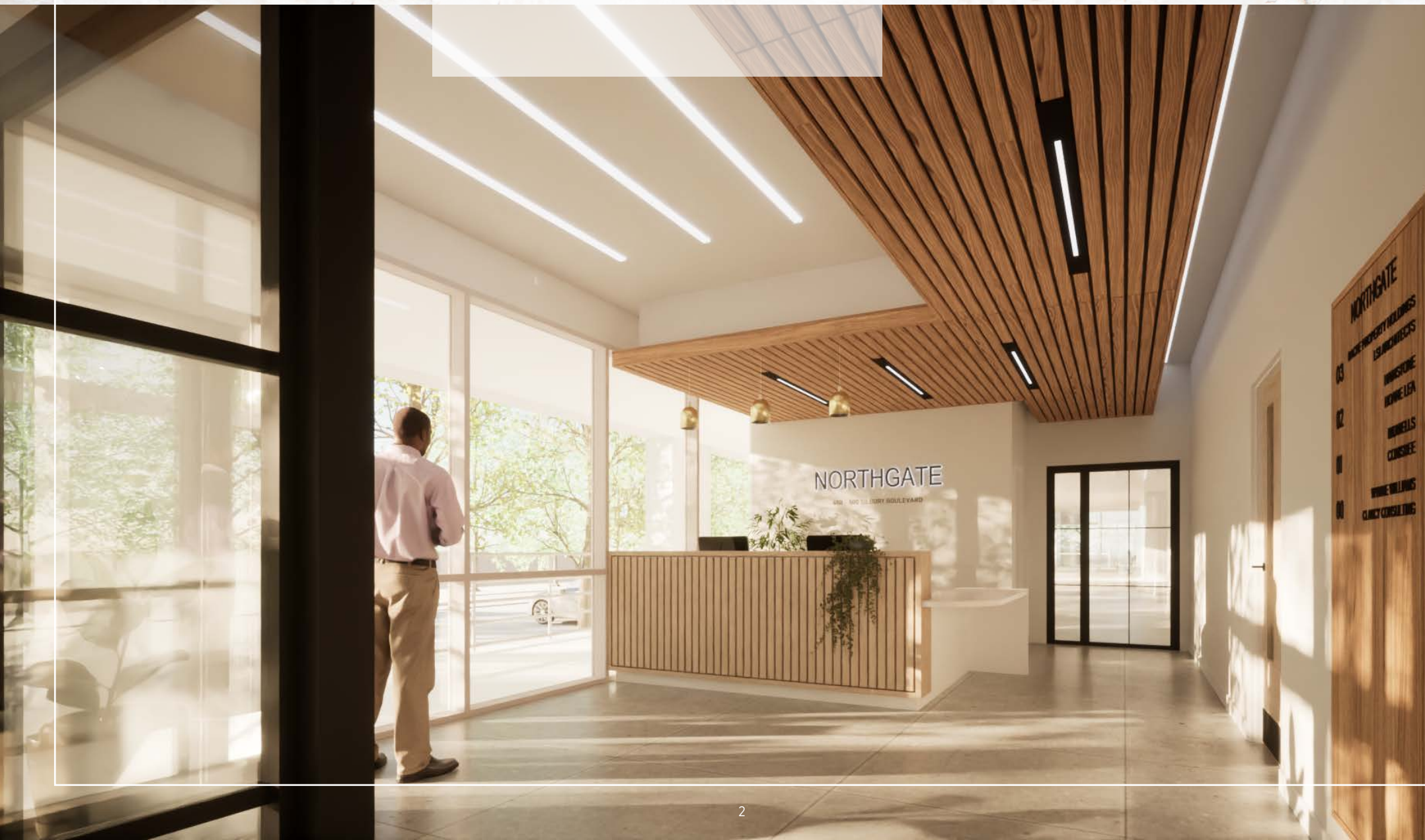
450 - 500 SILBURY BOULEVARD

34,670 SQ FT (3,221 SQ M) GRADE A OFFICES

CENTRAL MILTON KEYNES • MK9 2AD

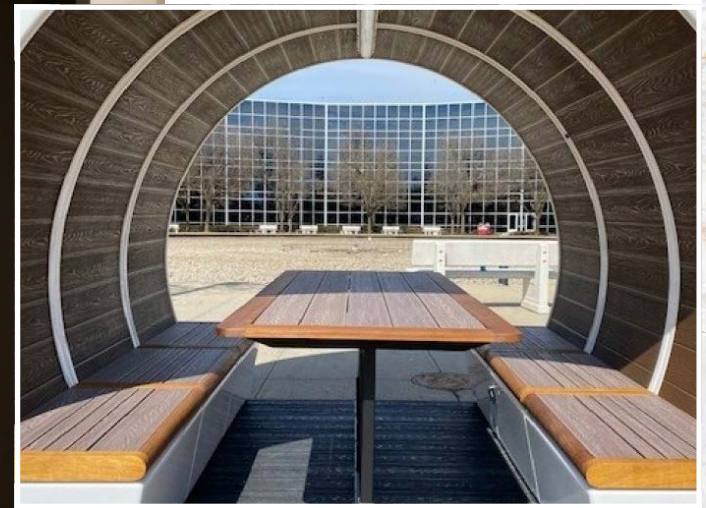
NEW **DESIGN LED** OFFICE SPACE

AT THE VERY HEART OF THE CITY



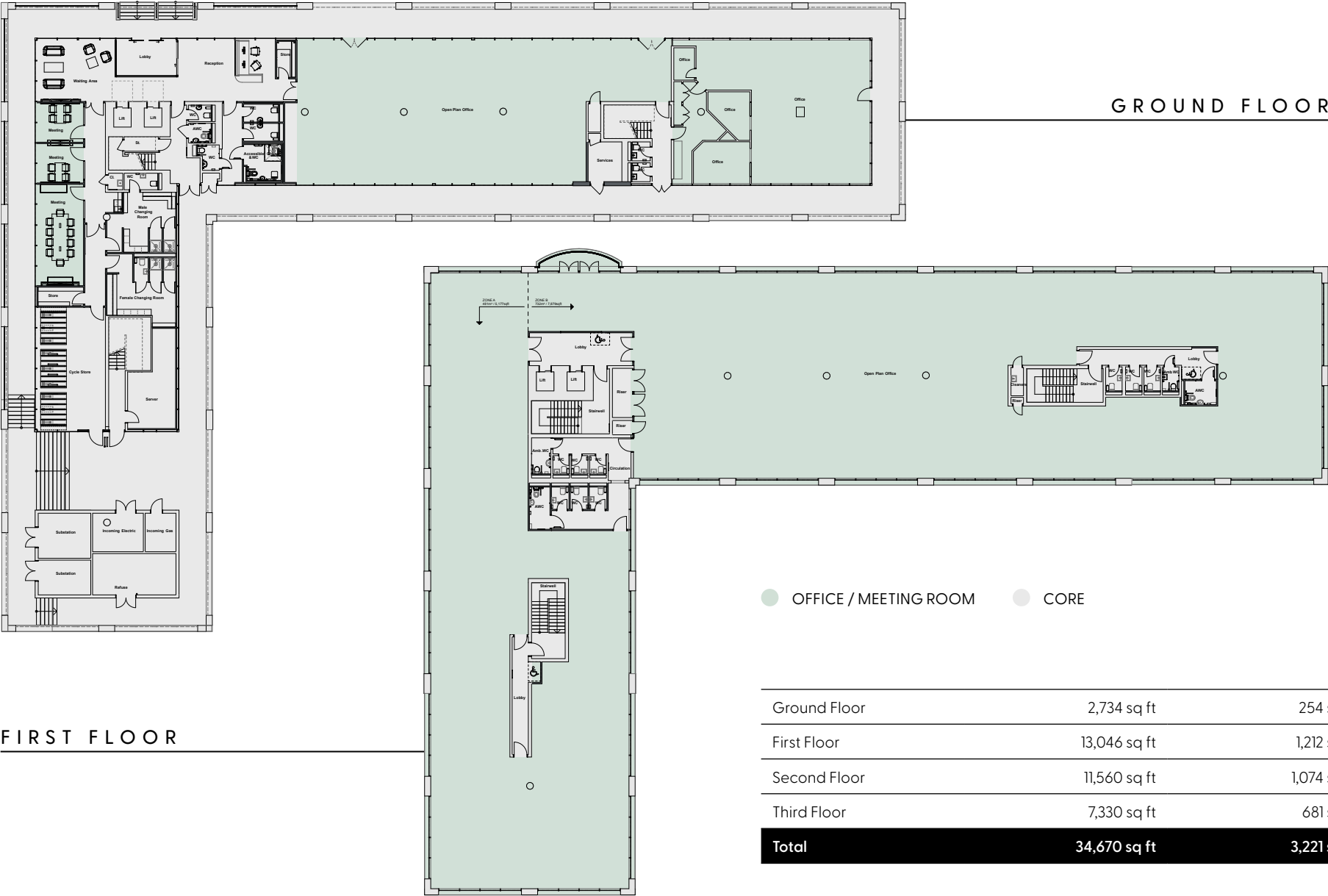
THE SHAPE OF THINGS TO COME...

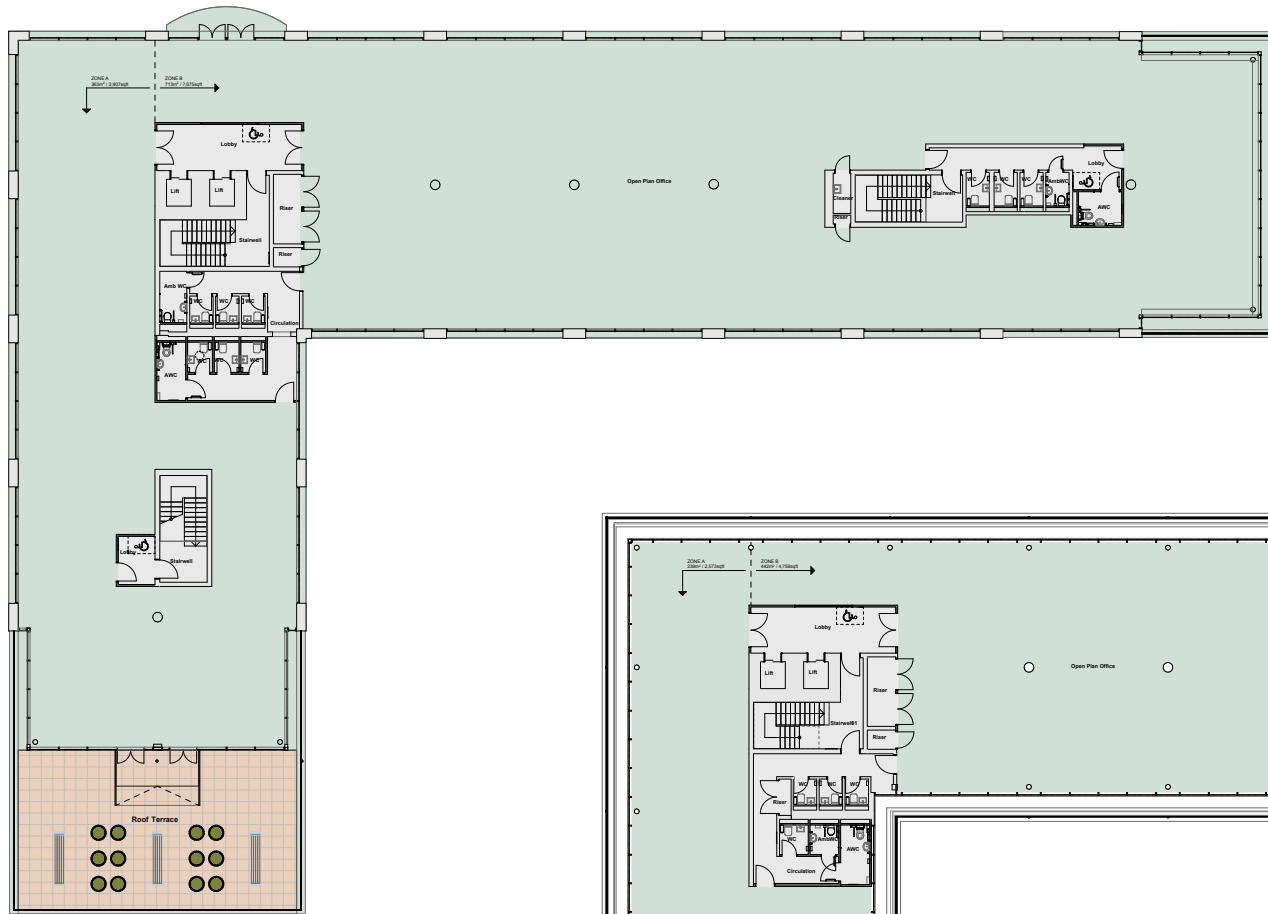
An extensive design led highly sustainable refurbishment programme is taking shape and due for completion in early 2024 including a remodelled reception, private roof terraces together with ground floor amenity including meeting room suite, cycle stores and shower and changing facilities.



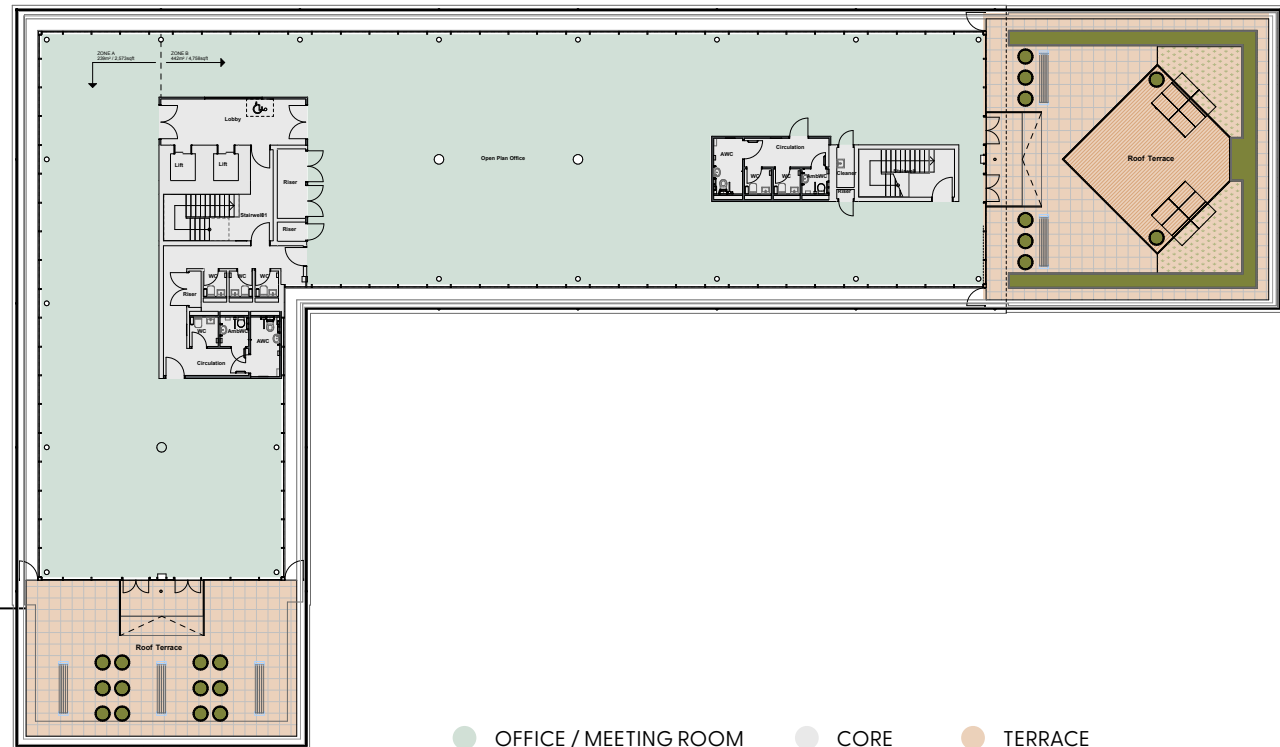
Indicative images

FLEXIBLE FLOORPLATES





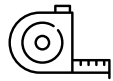
SECOND FLOOR



THIRD FLOOR

- OFFICE / MEETING ROOM
- CORE
- TERRACE

SPECIFICATION AT A GLANCE...



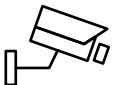
Bespoke finishes available



Meeting room suite



Newly configured reception



Building security



Target BREEAM Excellent



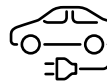
Target EPC B



Shower & changing facilities



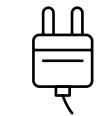
Car parking



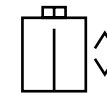
EV charging



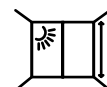
Private roof terraces



New M&E



Lifts



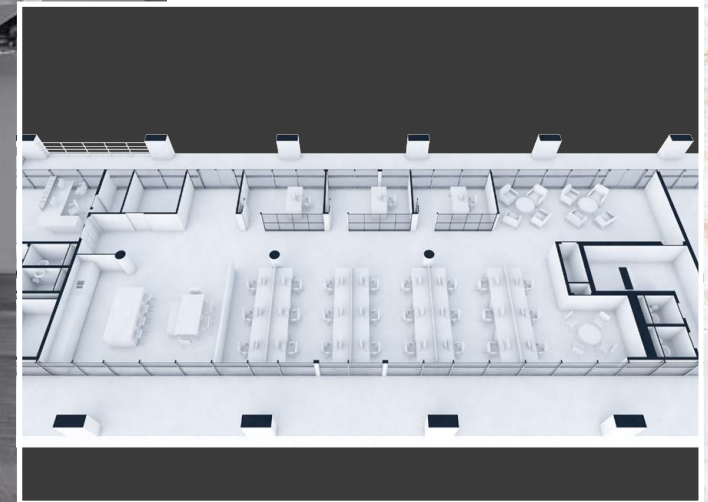
Full height glazing



Internal cycle stores

BESPOKE FINISHES...

The upper floors will be delivered to shell and core finish in readiness to take tenants bespoke cat A & B finishes. Conventional suspended ceilings, semi exposed and exposed surface finishes are available.

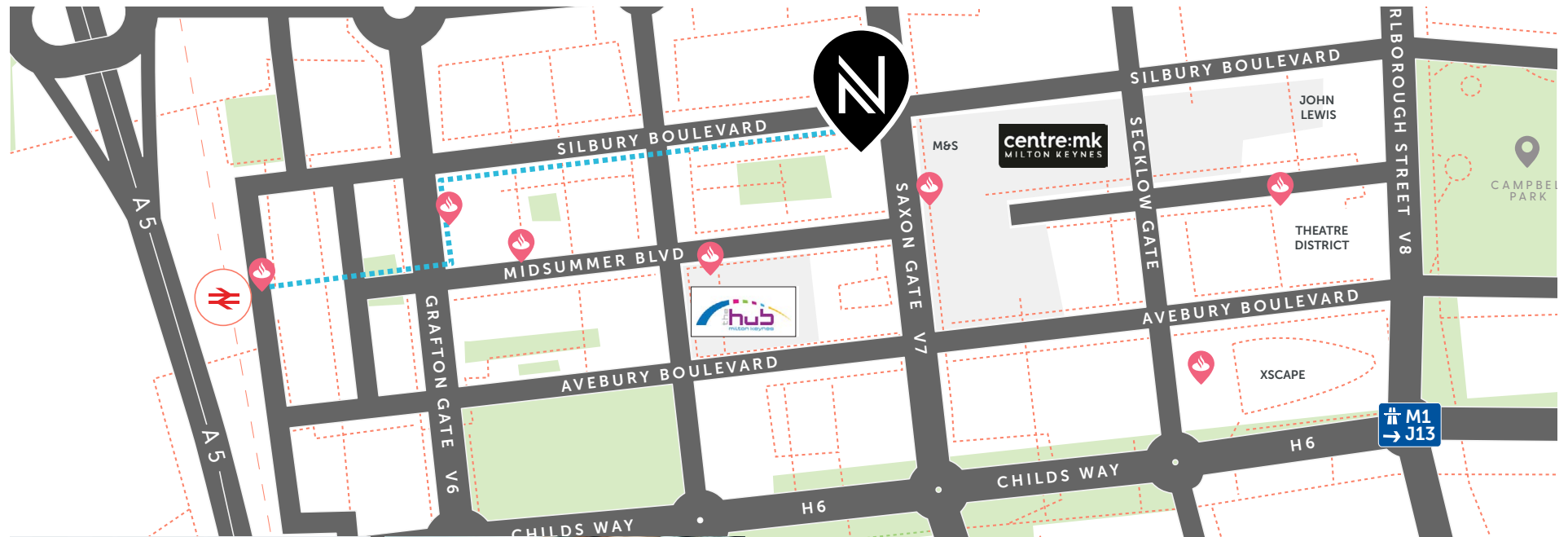


Indicative images



ON THE DOORSTEP...

Northgate House is situated at the very heart of Central Milton Keynes and is surrounded by a wealth of retail, leisure and lifestyle amenities.



POSTCODE: MK9 2AD

WHAT3WORDS:
[///geese.officers.salad](https://www.what3words.com////geese.officers.salad)



SANTANDER DOCKING STATIONS

With over 40 docking stations and 300 bikes, Santander Cycles are a great way to get around the city.



CYCLING ROUTES

Milton Keynes is a cycle friendly city and has a huge network of redways, super routes, leisure routes and places to ride.



WALKING ROUTE TO MK CENTRAL

Milton Central is a short 15 minute stroll from Northgate House.

WELL CONNECTED...

Milton Keynes is at the centre of the 'UK Growth Corridor' and is well-placed to benefit from resulting future business growth.

As the centre point between London, Birmingham, Oxford and Cambridge, this extraordinary connectivity affords direct access to a population of 18 million within a 1 hour drive time.



M1 Junction 14	5 mins
M25 Junction 21	35 mins
Central London	50 mins
Central Birmingham	70 mins
Oxford	60 mins
Cambridge	65 mins

Source: The AA



London Euston	34 mins
Birmingham New Street	53 mins
Manchester Piccadilly	98 mins

Source: National Rail Enquiries



London Luton	35 mins
Birmingham International	65 mins
London Heathrow Airport	60 mins
East Midlands	65 mins
London Stansted	70 mins

Source: The AA

FURTHER **INFORMATION**...

For viewings and further information please contact the agents:



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