



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



A STUNNING TRANSFORMATION

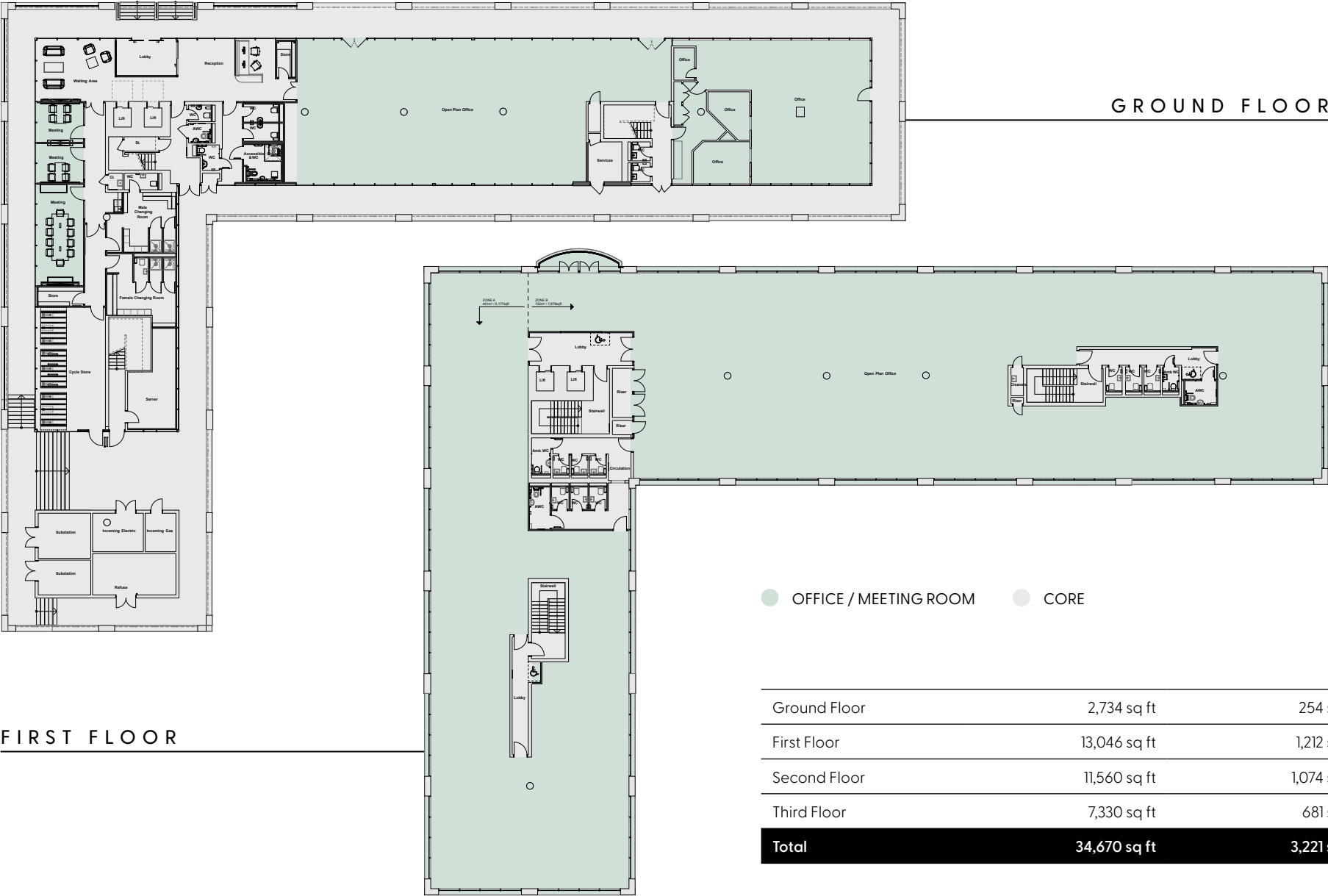
An extensive design led highly sustainable refurbishment programme has recently been carried out, to include a remodelled reception, private roof terraces together with ground floor amenity including meeting room suite, cycle stores and shower and changing facilities.

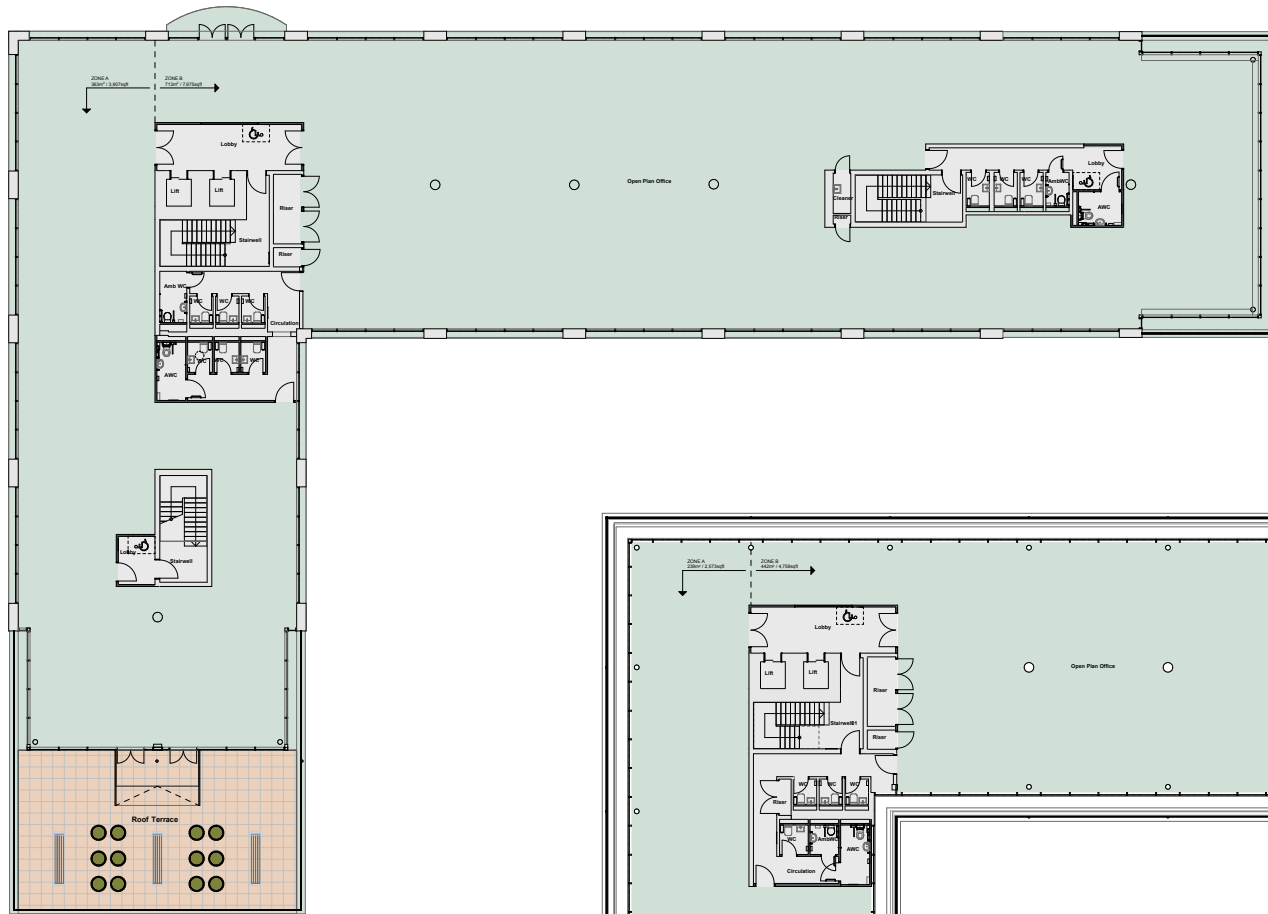


SPACIOUS, LIGHT-FILLED OPEN PLAN OFFICE SPACE



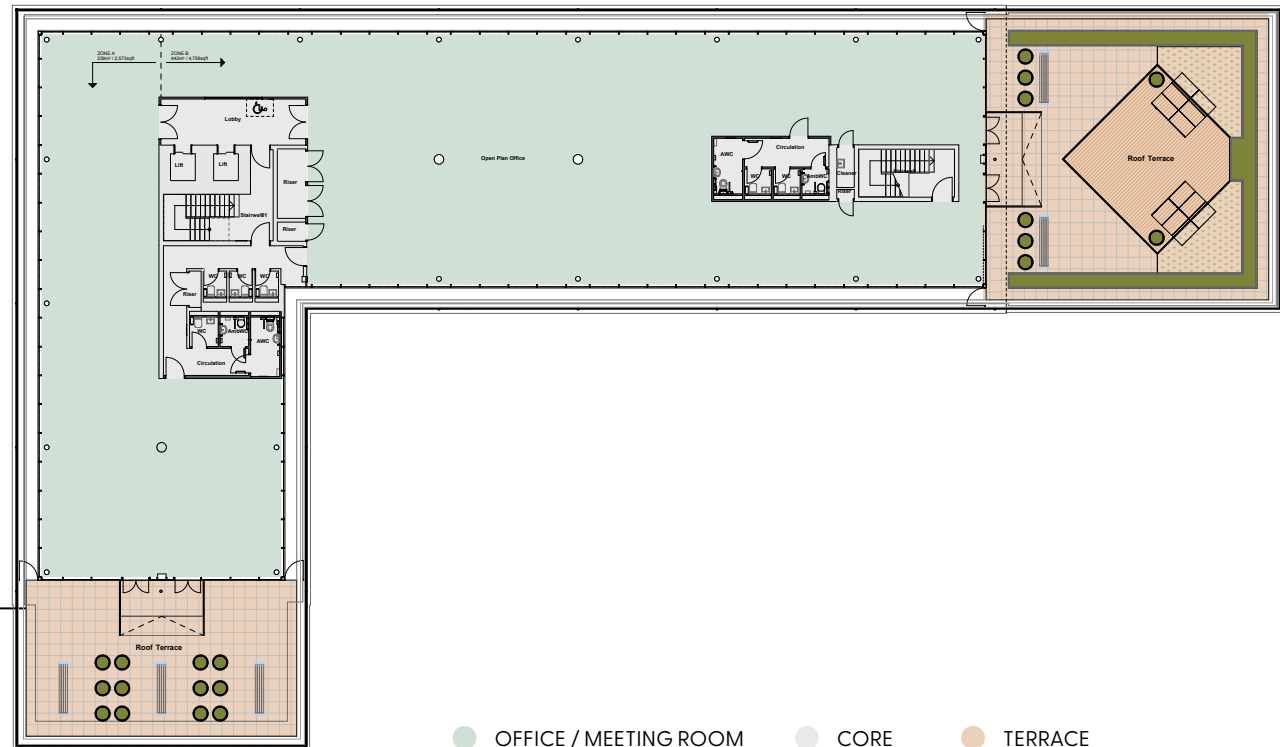
FLEXIBLE FLOORPLATES





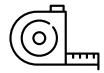
SECOND FLOOR

THIRD FLOOR

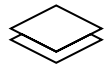


- OFFICE / MEETING ROOM
- CORE
- TERRACE

SPECIFICATION AT A GLANCE...



Bespoke finishes available



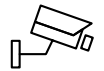
New raised floors



Meeting room suite



Newly configured reception



Building security



BREEAM Excellent



EPC B



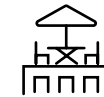
Shower & changing facilities



Car parking



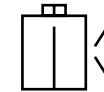
EV charging



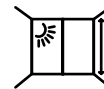
Private roof terraces



New M&E



Lifts



Full height glazing



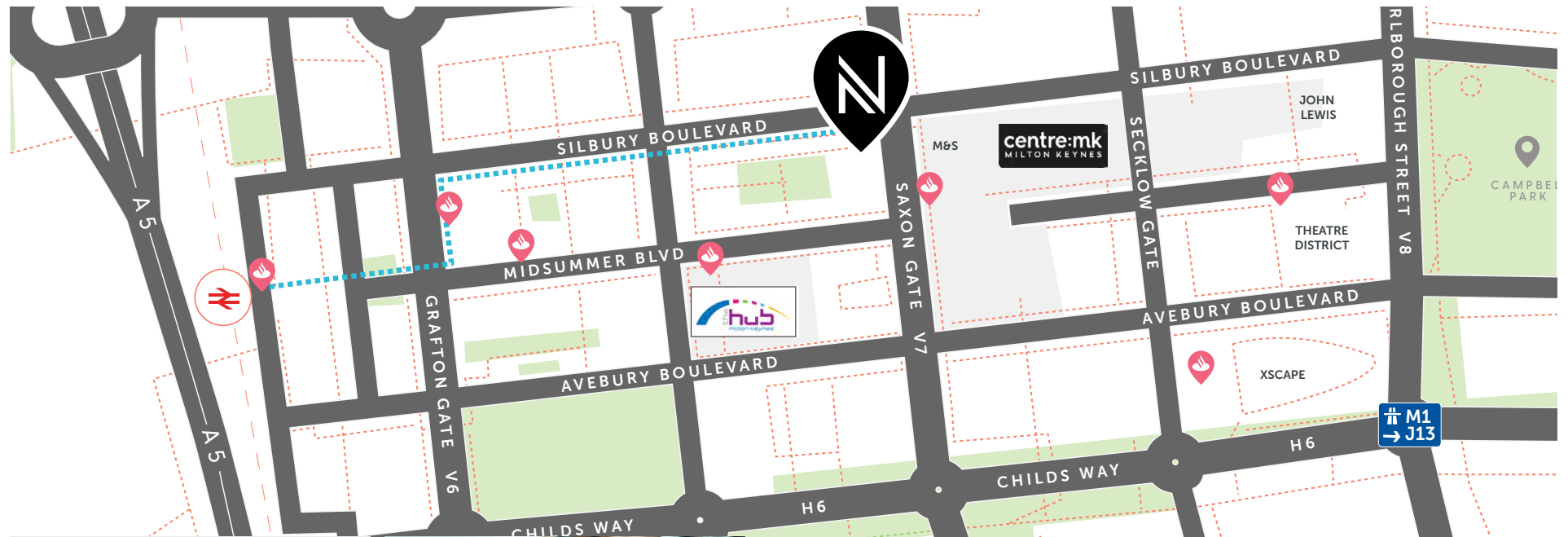
Internal cycle stores





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.



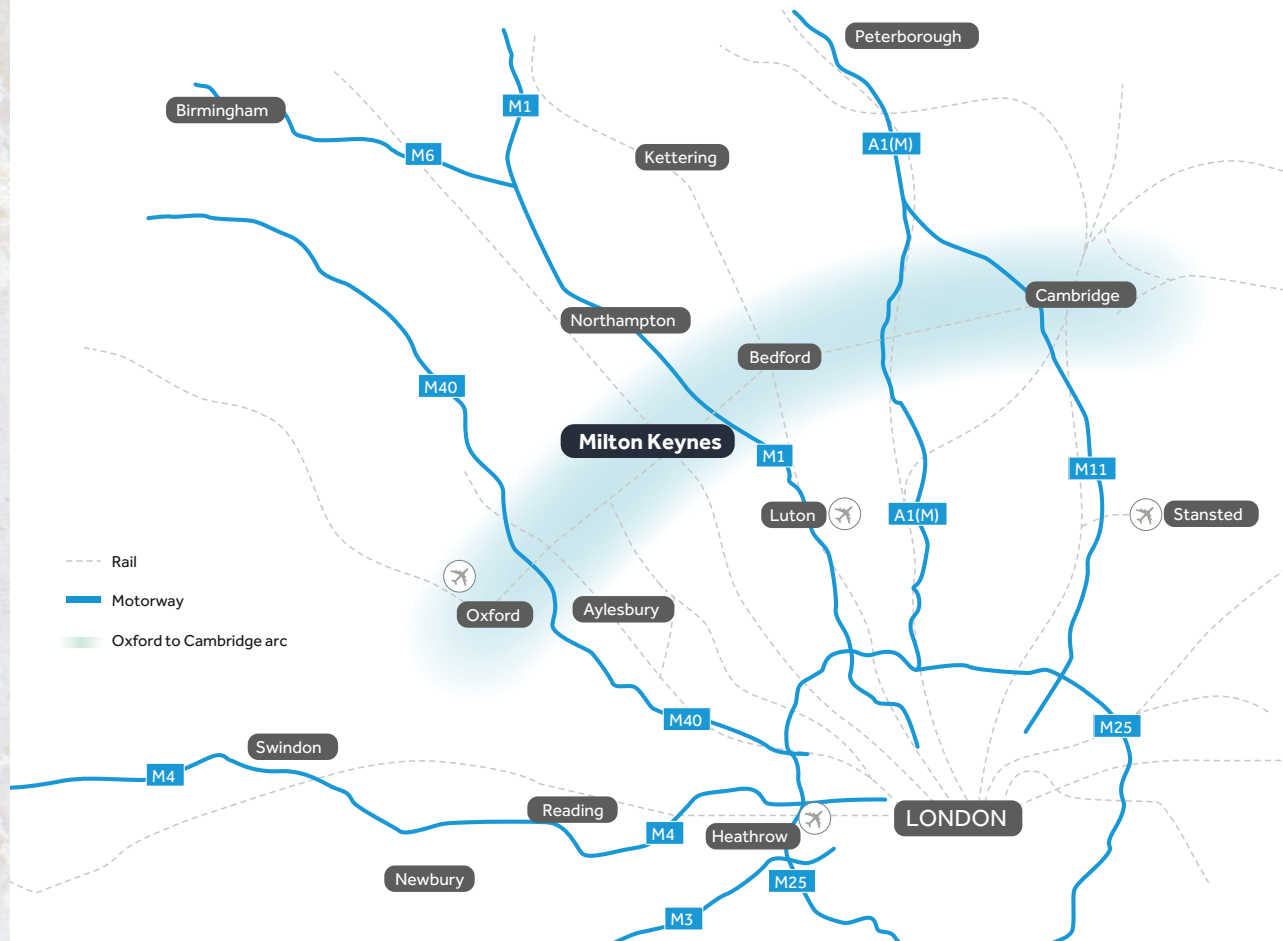
WALKING ROUTE TO MK CENTRAL

Milton Keynes 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:



Holly Dawson

holly.dawson@bidwells.co.uk

07917 243 887

Emily Tarry

emily.tarry@bidwells.co.uk

07825 813610

DISCLAIMER: The Agents for themselves and for the vendors or lessors of the property whose agents they are give notice that, (i) these particulars are given without responsibility of The Agents or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) The Agents cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of The Agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on the purchase price and / or rent, all figures are exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) The Agents will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. 02/25