

Offices – 33,807 sq ft (3,140.78 sq m)

In Brief

- Prominent landmark building
- Prime location opposite Centre:MK
- Walking distance of railway station

**NORTHGATE HOUSE,
450-500 SILBURY BOULEVARD,
CENTRAL MILTON KEYNES, MK9 2AD
PRELIMINARY ANNOUNCEMENT
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.

Northgate House is prominently located in Central Milton Keynes, fronting Silbury Boulevard. Forming part of the Central Business District the property is situated directly opposite the main shopping centre and within walking distance of Milton Keynes Central railway station, where an estimated journey to London Euston is 30 minutes and Birmingham New Street is 55 minutes.

Description

The building has been recently vacated and whilst the previous tenant's fit out remains in situ, a refurbishment programme is currently being finalised.

The current specification includes:

- Air conditioning
- Raised floors
- Suspended ceilings with recessed lighting
- Floor to ceiling heights of up to 2.7m
- Fully carpeted throughout
- 2 x passenger lifts
- 18 on-site car parking spaces

Services

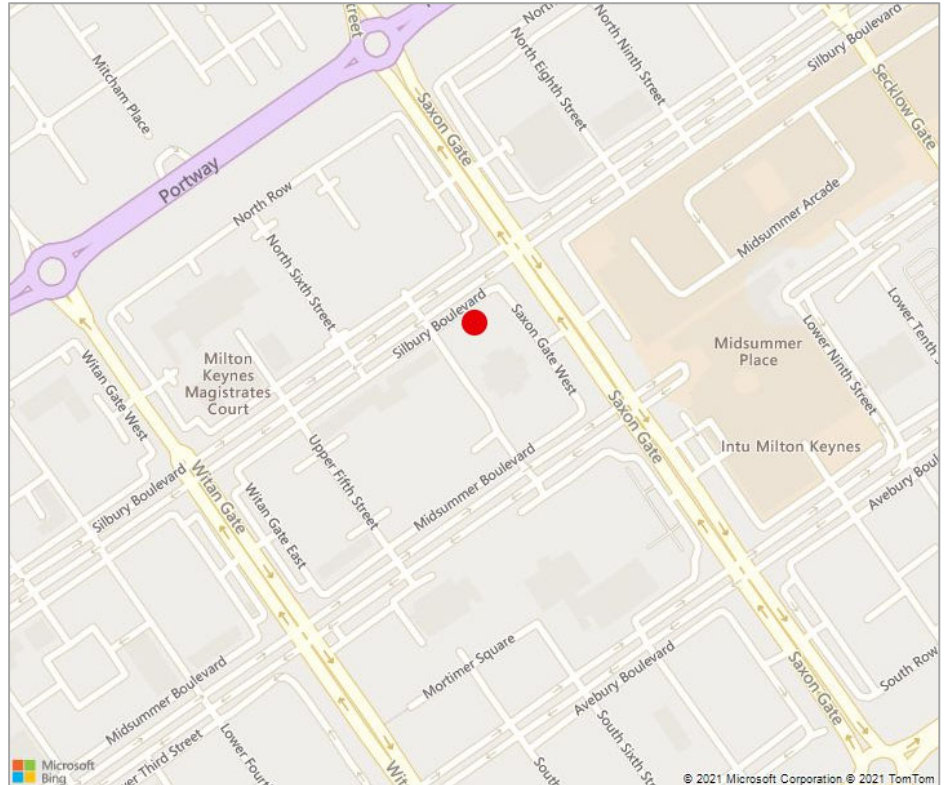
All mains services including water, drainage, gas and three phase power are believed to be connected to the property. Bidwells have not tested any of the available services and interested parties are advised to make their own enquiries as to their condition.

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 per annum. 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

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.



Accommodation

	SQ FT	SQ M
Reception	369	34.28
First Floor	13,540	1,257.91
Second Floor	12,117	1,125.71
Third Floor	7,781	722.88
TOTAL	33,807	3,140.78

Additional Information

Legal Costs

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

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 C 74 (pre-refurbishment). The certificate and full report are available on request.

Postcode

MK9 2AD.

Enquiries

Holly Dawson
07917 243887

holly.dawson@bidwells.co.uk

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