



Ground Floor A2 Offices/
D1 Clinic

1,324 – 1,825 sq ft
(123 – 170 sq m)

In Brief

- Suitable for either A2 Offices or D1 Clinic use
- Walking distance to MK Central Railway Station
- Modern offices with dedicated self-contained entrances
- Close to retail and leisure facilities

NORTHGATE HOUSE
400-500 SILBURY BOULEVARD
CENTRAL MILTON KEYNES MK9 2AD
TO LET

Location

Northgate House is located on Silbury Boulevard, the main thoroughfare between Milton Keynes railway station and The Centre:MK. The building is situated in Milton Keynes' Central Business District in close proximity to other occupiers including Woodfines, Hays Recruitment, Foreign & Commonwealth Office and Barclays Bank.

Description

Northgate House is a modern office property constructed across ground and three upper floors. The available suites are situated at ground floor level with main boulevard frontage.

The self-contained unit provides modern high specification accommodation with raised floors, suspended ceilings, air conditioning, LED lighting and kitchenette. Northgate House East has recently been refurbished.

The available suites have planning consent for either A2 Office or D1 Clinic use. Other uses may be considered subject to planning approval.

The building benefits from onsite security and is surrounded by public pay and display car parking.

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 by way of new leases on an effective full repairing and insuring terms for a period of years to be agreed. Detailed terms are available upon application to the agent.

Service Charge

A service charge will be levied for the maintenance of the building and services. Detailed terms are available upon application to the agent.



Accommodation

	sq ft	sq m
Northgate House East	1,324	123
Northgate House West	1,825	170

Additional Information

Rates

Northgate House East and Northgate House West have current estimated Rateable Values of £27,750 and £39,250 respectively.

Interested parties are advised to make their own enquiries to the Local Rating Authority, Milton Keynes Council (t: 01908 691691) to verify this information.

Legal Costs

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

Value Added Tax

Prices outgoing and rentals are quoted exclusive of but may be liable to VAT.

EPC

The energy rating of this property is C 74. The certificate and full report are available on request.

Postcode

MK9 2AD.

Enquiries

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Important Notice

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