



**SUITES S1-S4, GLOUCESTER HOUSE, 399 SILBURY BOULEVARD,  
CENTRAL MILTON KEYNES, MK9 2AH**

**TO LET | SECOND FLOOR OFFICES: 1,000-2,200 SQ FT (92.9-204.39 SQ M)**



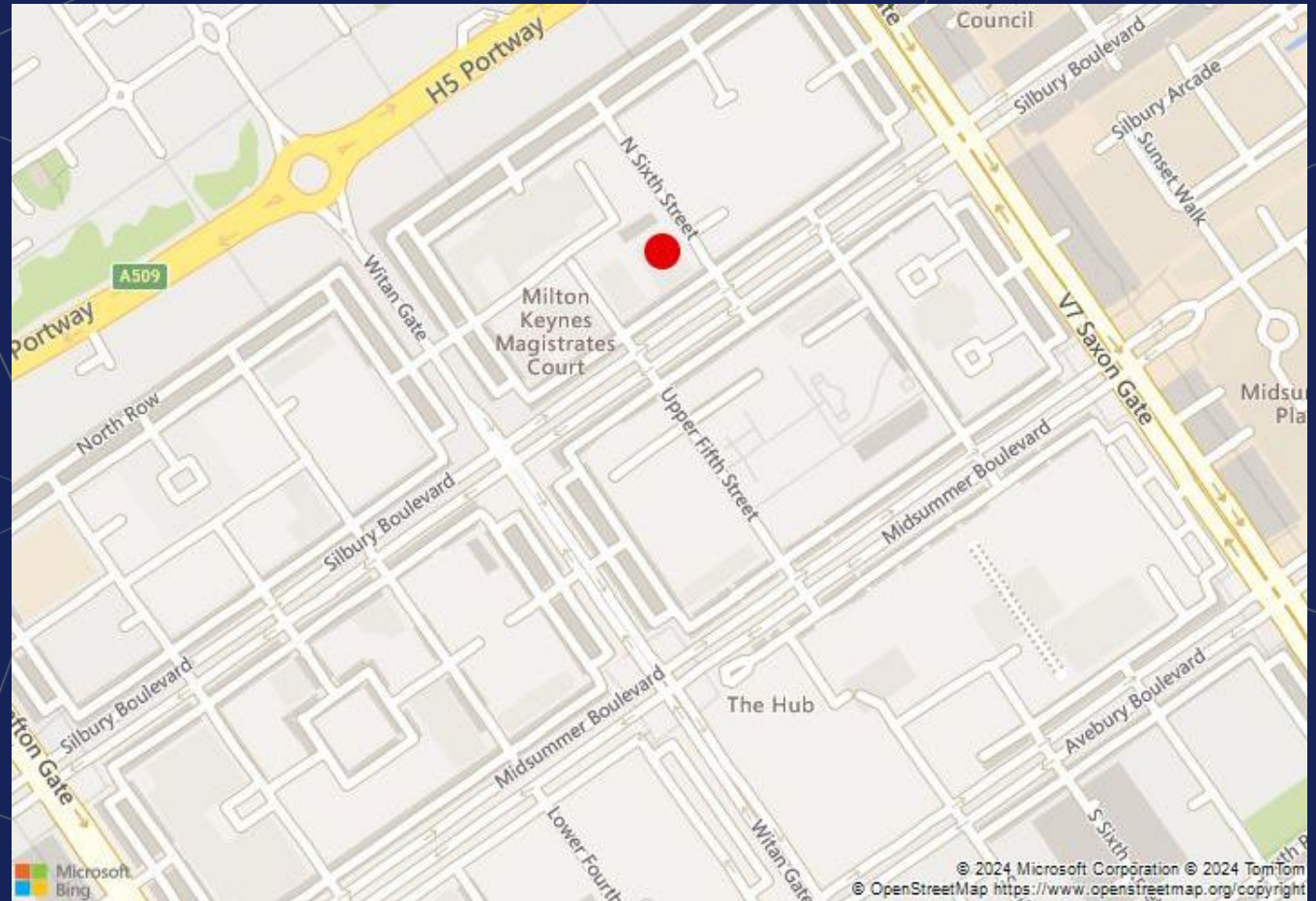
**BIDWELLS**

## LOCATION

Milton Keynes is one of the country's most rapidly expanding cities with a population in excess of 230,000. Junctions 13 and 14 of the M1 motorway are easily accessible via the dual carriageway network to the east and there is a fast intercity rail service to London (Euston) with a fastest journey time of 30 minutes.

The property occupies a prominent position fronting Silbury Boulevard, within close proximity to the Centre:MK.

Located a short distance from the property are hotels, bars and restaurants. Milton Keynes Central Railway Station is situated approximately 10 minutes walk from the property.



## SUMMARY



### Description

Gloucester House is a modern detached office building over three floors offering fully managed offices located in the centre of Milton Keynes within convenient walking distance of the shopping centre.

The building offers a stunning open plan atrium space providing an exciting sense of arrival, alongside coworking and self-service cafe areas.

The available suites are located on the second floor on a serviced basis, including the following:

- Rent, utilities and buildings insurance
- Furniture including desks, chairs and storage
- Individual air conditioning and heating
- Fast and stable gigabit internet
- Daily waste disposal and office cleaning
- Building maintenance
- Access to shared kitchen and WC facilities
- Secure 24-hour access
- CCTV and site security teams
- On-site management team
- Manned reception

### Terms

The space is available from 1<sup>st</sup> November 2024 by way of licence for a minimum term of 12 months upwards on highly competitive terms. Please contact the agent for further information.

### Services

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

### Value Added Tax

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

### Legal costs

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

### EPC

The Energy Performance Rating for this property is D 90. The full certificate and report is available upon request.

### Postcode

MK9 2AH.

## ACCOMMODATION

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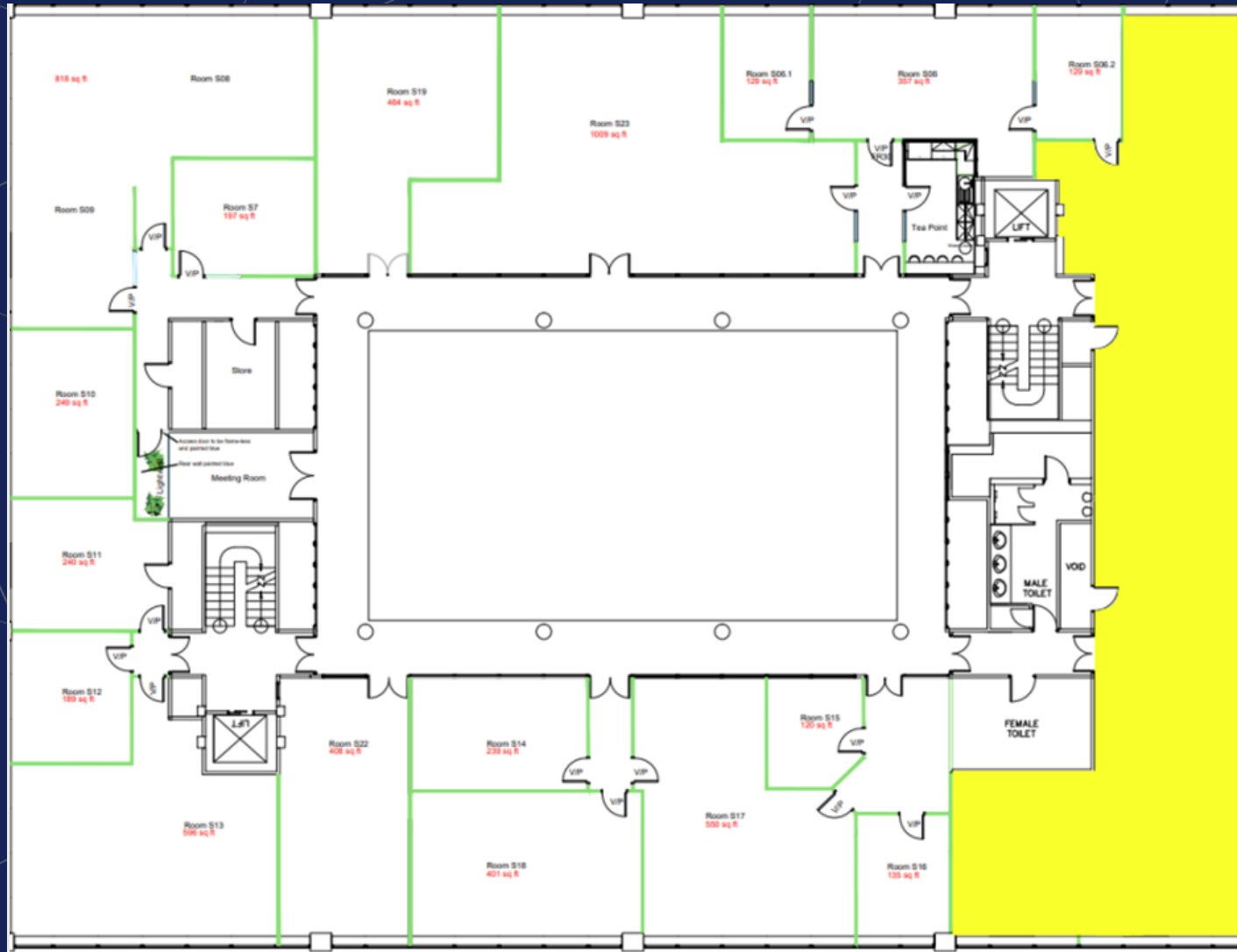
### Second Floor, Gloucester House

Description	Sq ft	Sq m
Suites S1-S4	2,220	204.39
<b>Total</b>	<b>2,200</b>	<b>204.39</b>

The property is measured in accordance with the RICS Property Measurements Standard 2<sup>nd</sup> Edition on a Net Internal Area basis.



# FLOORPLAN



## Enquiries

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