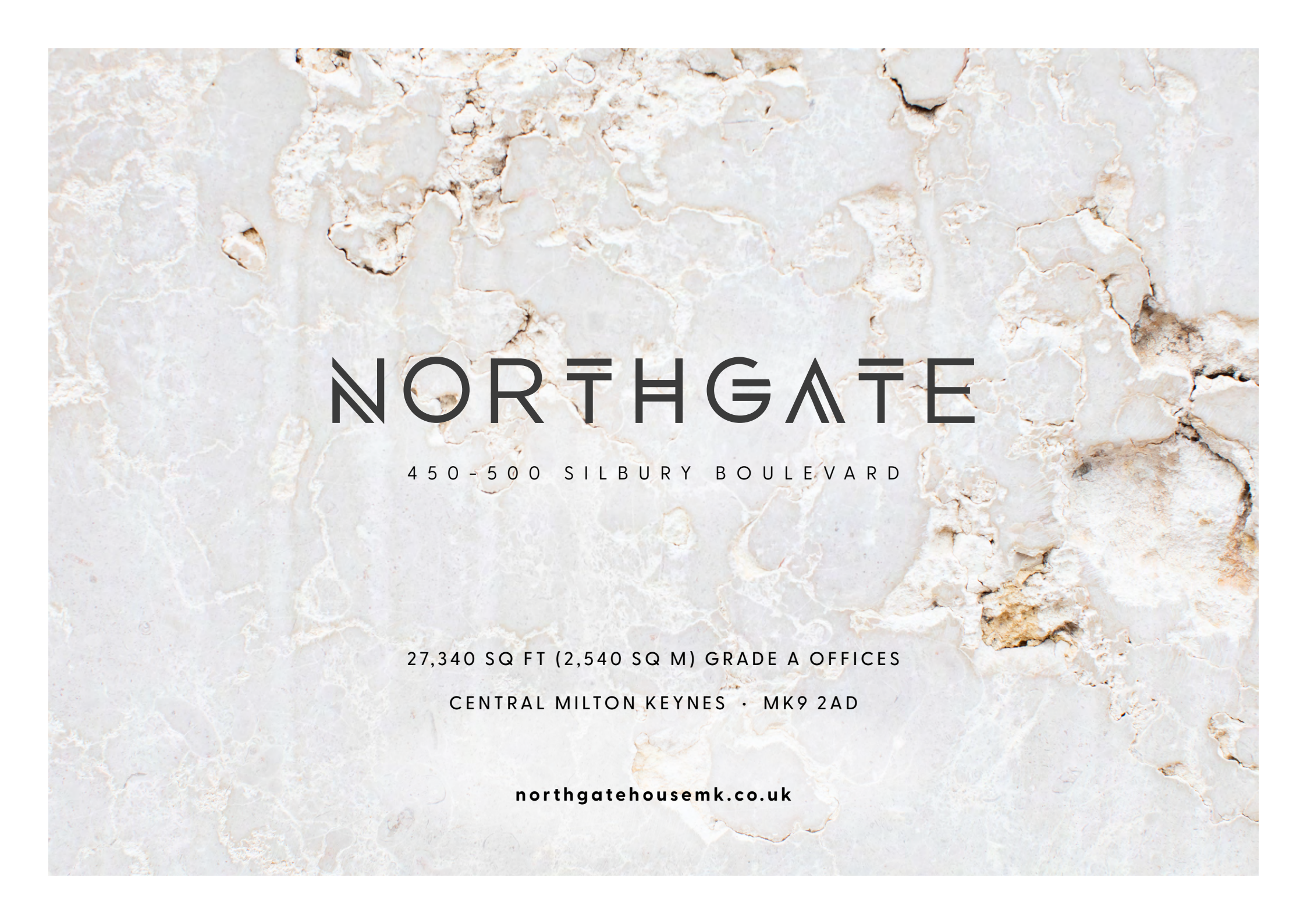




NORTHGATE

450 - 500 SILBURY BOULEVARD

27,340 SQ FT (2,540 SQ M) GRADE A OFFICES

CENTRAL MILTON KEYNES • MK9 2AD

northgatehousemk.co.uk

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.

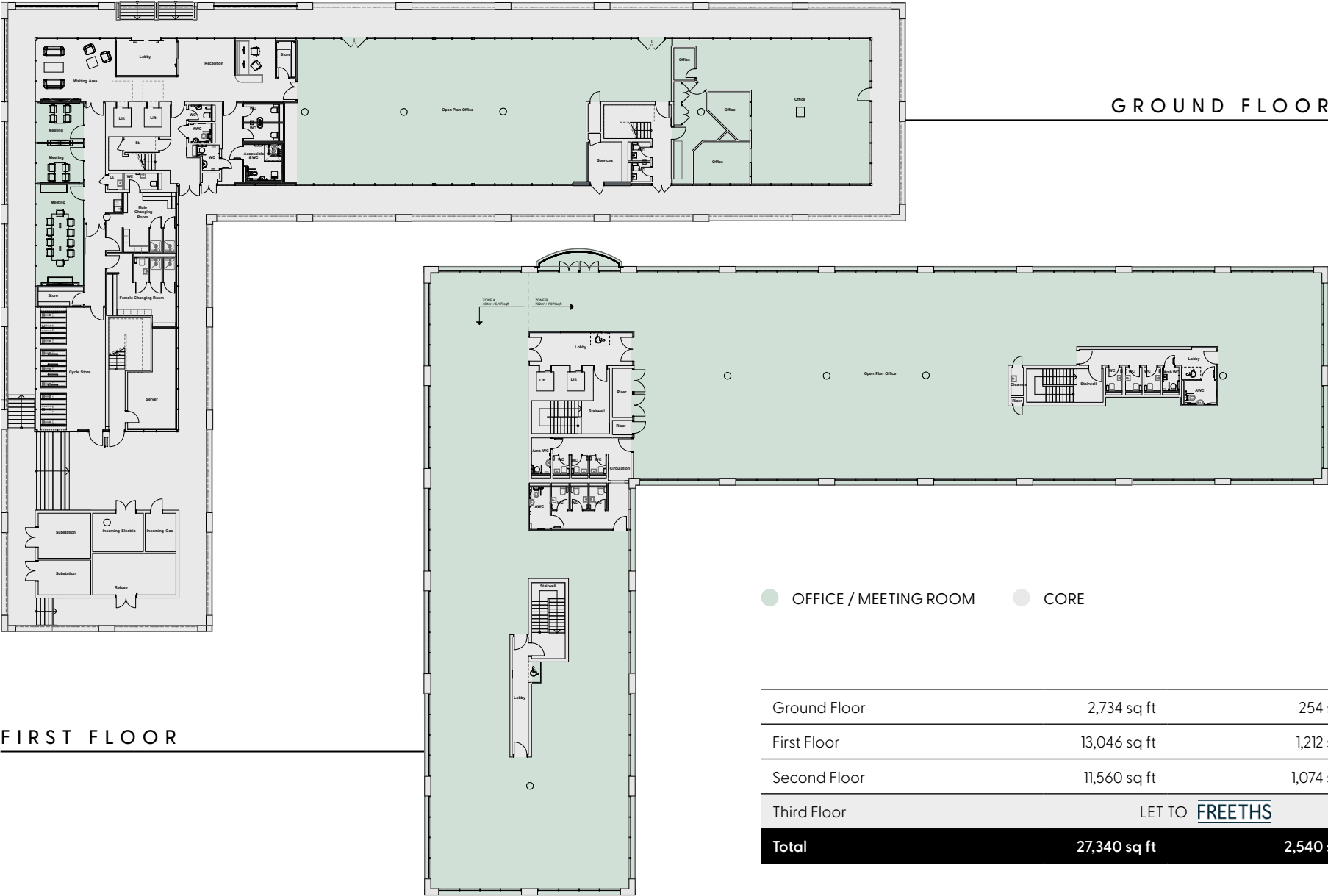


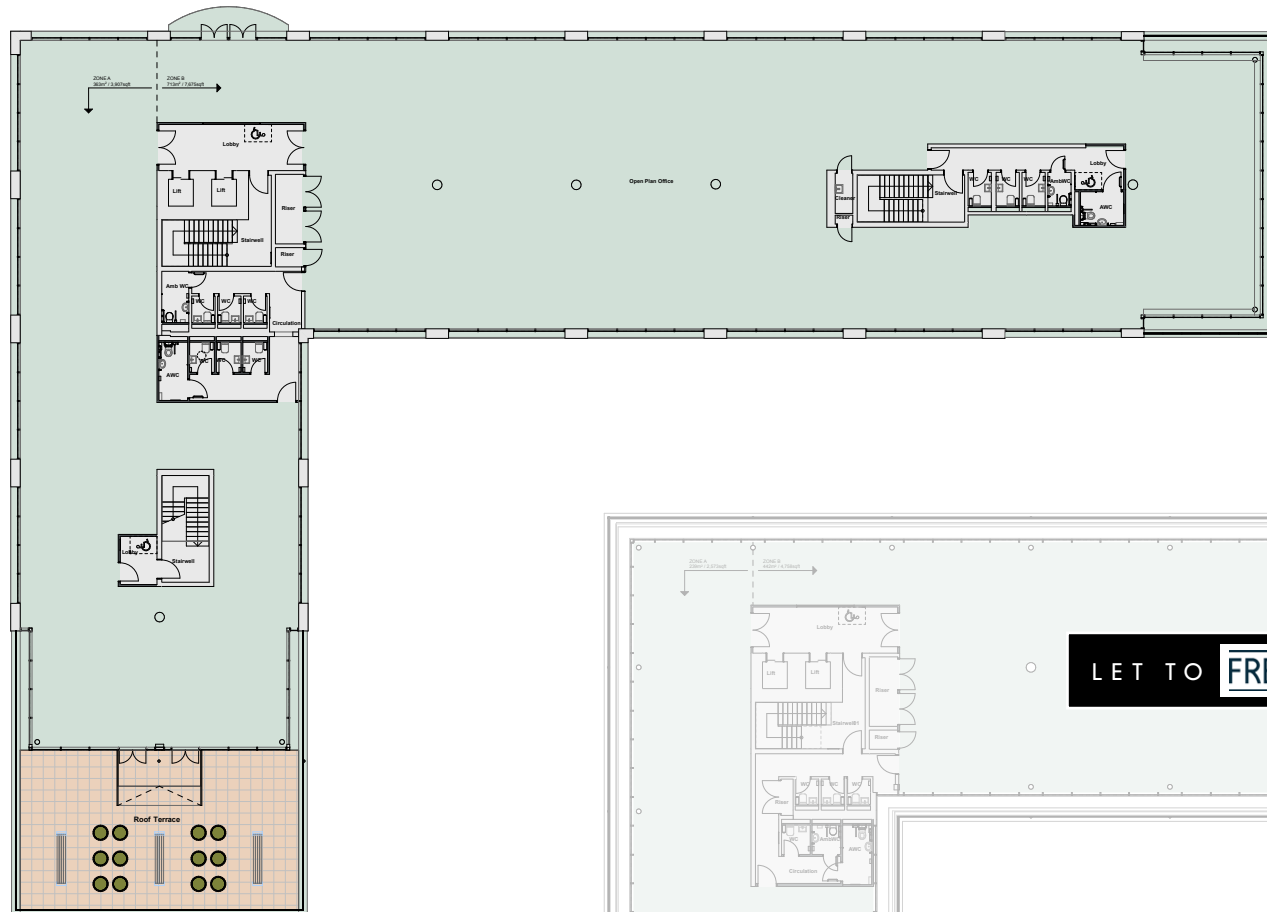
SPACIOUS, LIGHT-FILLED

OPEN PLAN OFFICE SPACE

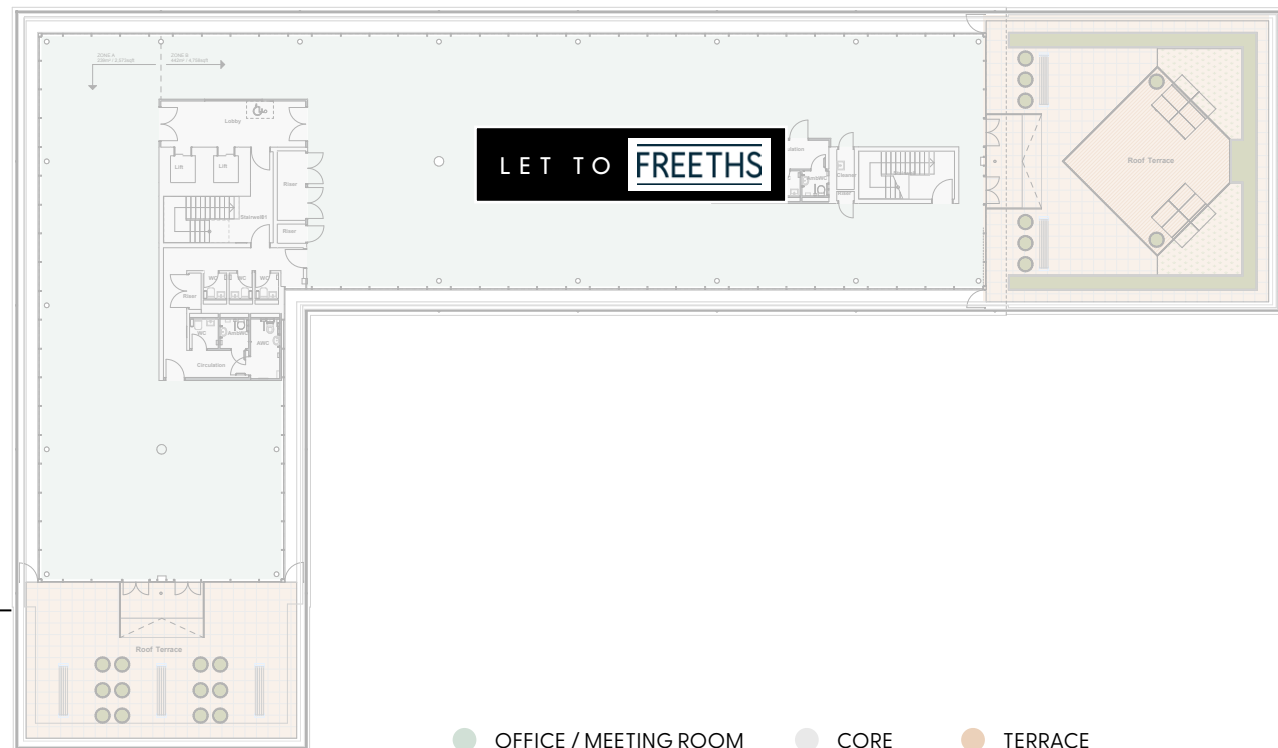


FLEXIBLE FLOORPLATES





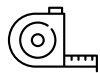
SECOND FLOOR



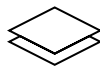
THIRD FLOOR

- 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



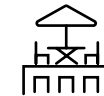
Shower & changing facilities



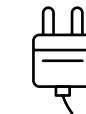
Car parking



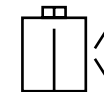
EV charging



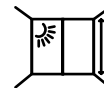
Private roof terraces



New M&E



Lifts



Full height glazing



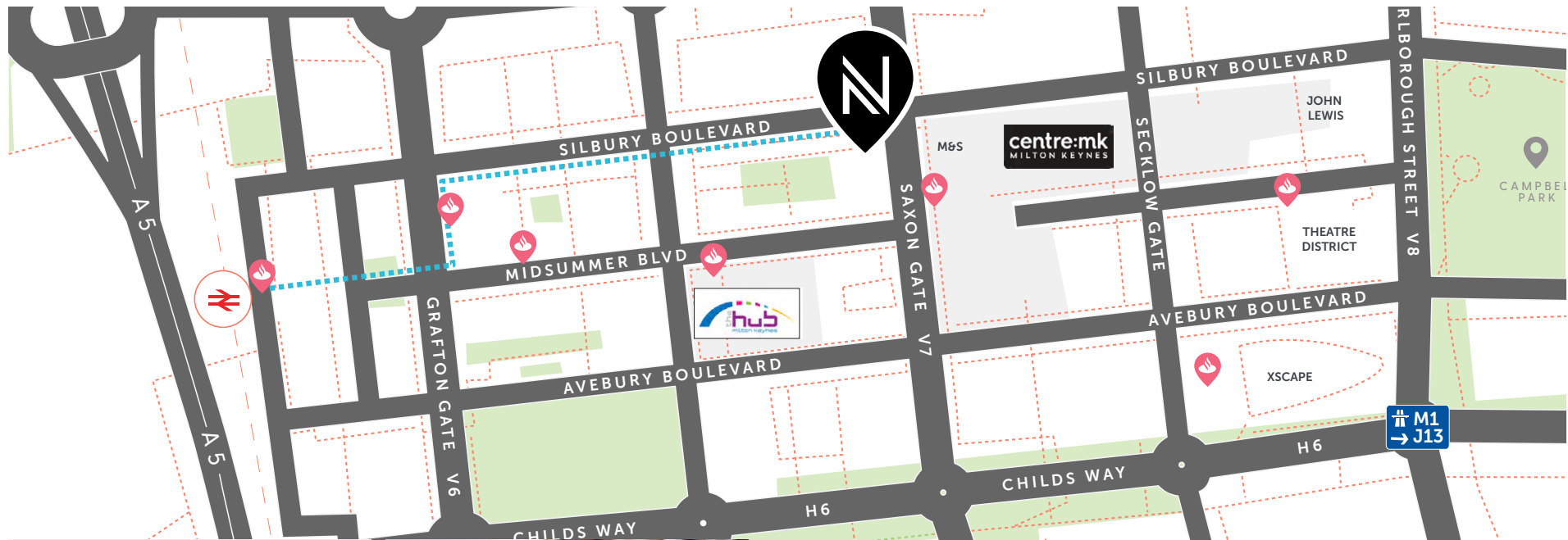
Internal cycle stores





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



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:



Conor Walmsley
conor.walmsley@colliers.com
07716 406 211

Sam Lewis
samuel.lewis@colliers.com
07880 137 332



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. 09/26