

GRADE A OFFICE SUITES



BAIRD HOUSE

SEEBECK PLACE | KNOWLHILL | MILTON KEYNES | MK5 8FR

GROUND FLOOR SUITE 1,310 SQ FT
FIRST FLOOR SUITE 3,480 SQ FT

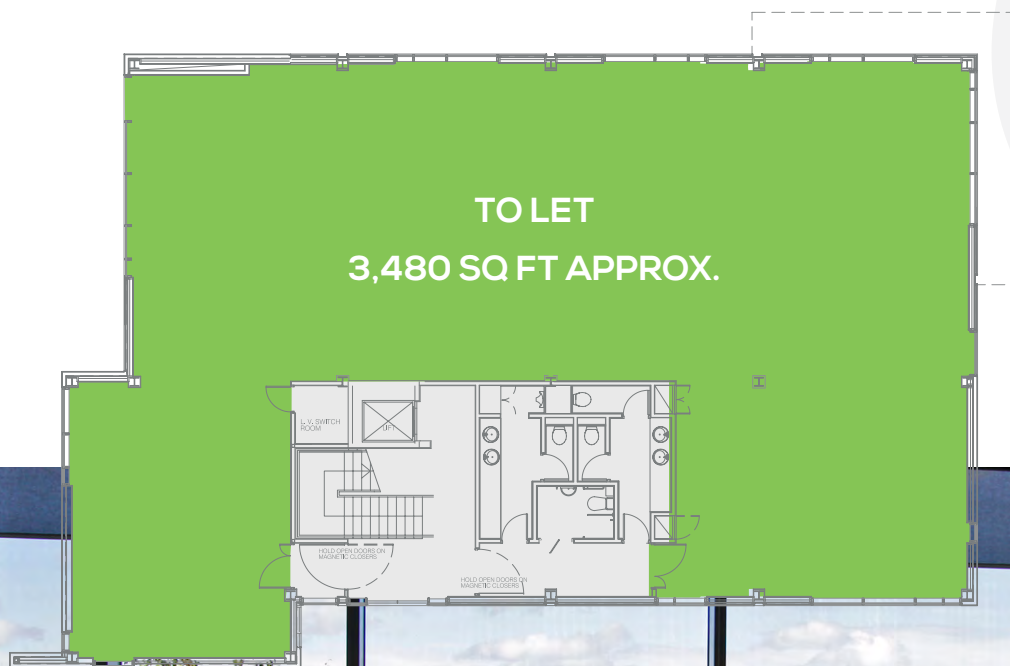
TO LET



Ground Floor

ACCOMMODATION

Ground Floor	1,310 sq ft	(121.75 sq m)	5 car parking spaces
First Floor	3,480 sq ft	(323.4 sq m)	12 car parking spaces



First Floor
(indicative plan)



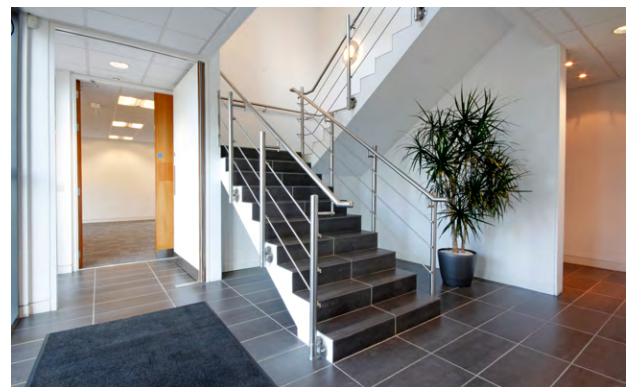


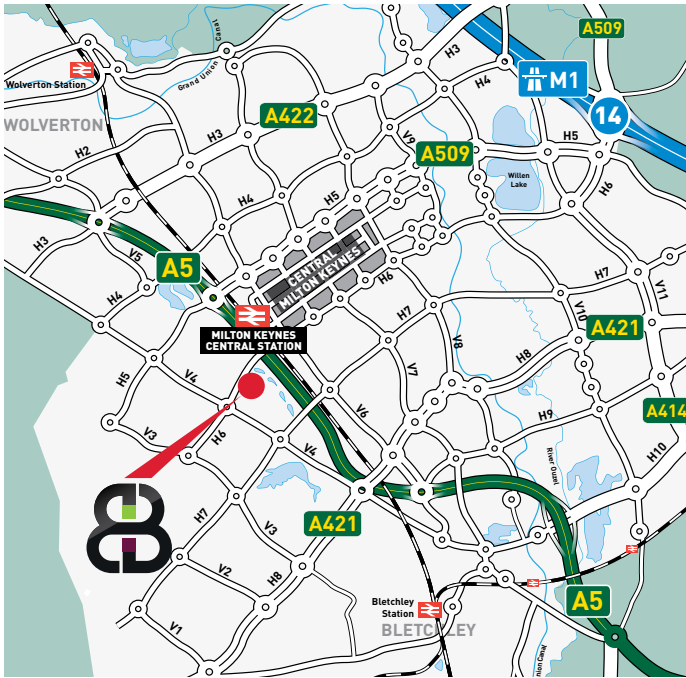
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SPECIFICATION

- Open plan flexible accommodation
- 2.7m ceiling height
- Independently controlled air conditioning
- High specification motion sensitive lighting
- Fully accessible raised access floors
- Male/female WC's
- Shower facilities
- Dedicated on site car parking
- Door entry system
- Independent and monitored alarm system
- Fully managed and maintained estate landscaping





LOCATION

Baird House has the enviable advantage of being within close proximity to the City Centre, with its destination shopping centre (CentreMK) providing around 250 shops, cafés and department stores. The more recent Hub development is also close by with over 20 bars, café's, restaurants and hotels.

From a practical and value-added point of view, **Baird House** is located a mere 15 minutes walk from Milton Keynes train station, and is integrated into the Milton Keynes cycle redway scheme.

Milton Keynes benefits from one of the most regular rail services to London Euston with journey times as short as 32 minutes. Services to Birmingham (40 mins) and the North are also just as frequent.

Road access to Junctions 13 & 14 of the M1 motorway is available within 10 minutes by dual carriageway, which in turn gives accessibility to London Heathrow and Luton Airports.

EPC

The building has an EPC rating of C.

TERMS

On application.

RATES

The current rateable value for the ground floor is £44,750.

ANTI MONEY LAUNDERING

TDB Real Estate are obligated to comply with the EU's 5th Money Laundering Directive. For further information visit www.tdbre.co.uk/anti-money-laundering/

VIEWING

For viewing and further information, please contact the sole agents:

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