

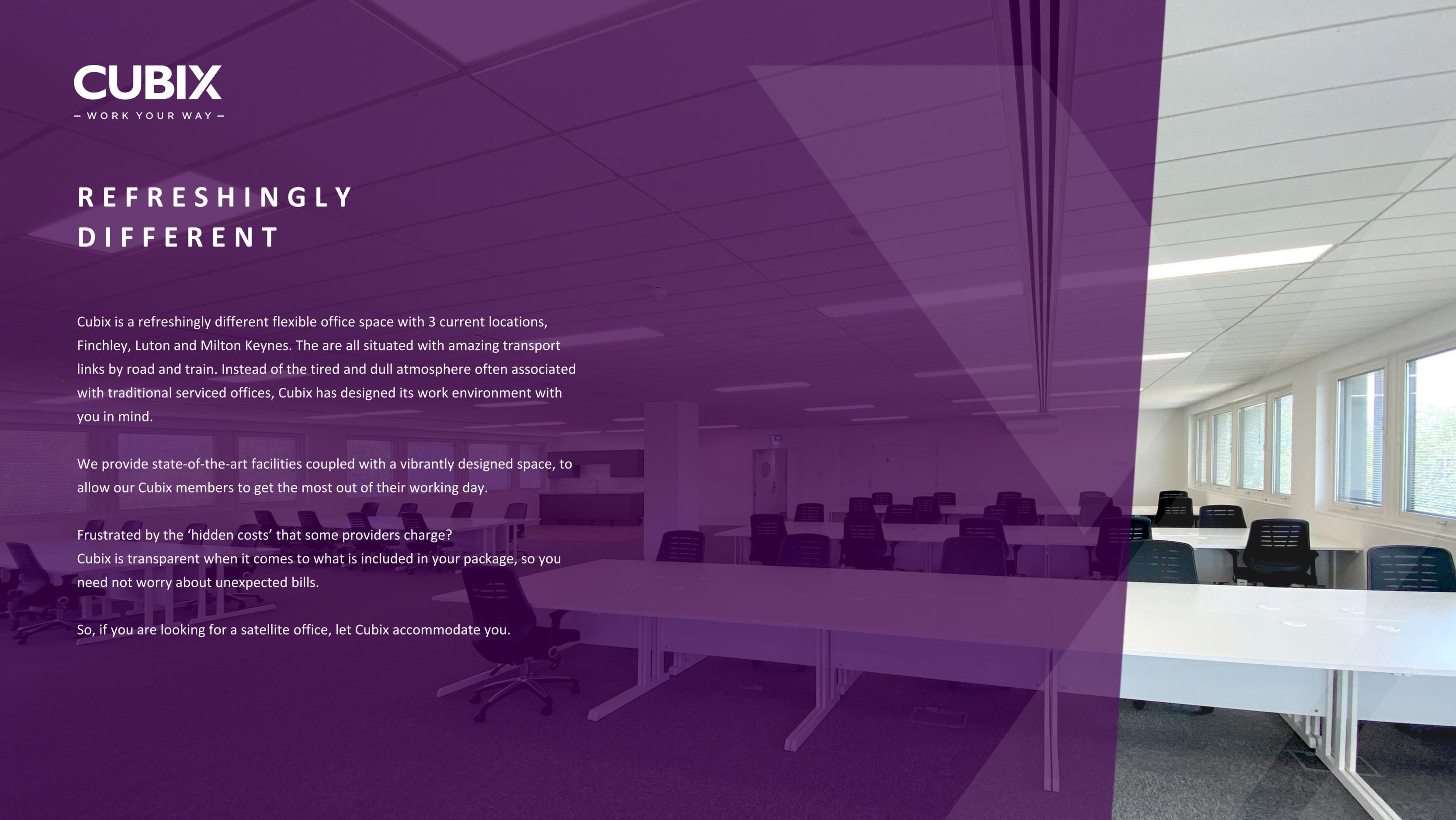
## REFRESHINGLY DIFFERENT

Cubix is a refreshingly different flexible office space with 3 current locations, Finchley, Luton and Milton Keynes. They are all situated with amazing transport links by road and train. Instead of the tired and dull atmosphere often associated with traditional serviced offices, Cubix has designed its work environment with you in mind.

We provide state-of-the-art facilities coupled with a vibrantly designed space, to allow our Cubix members to get the most out of their working day.

Frustrated by the 'hidden costs' that some providers charge? Cubix is transparent when it comes to what is included in your package, so you need not worry about unexpected bills.

So, if you are looking for a satellite office, let Cubix accommodate you.



## MILTON KEYNES

### LOCATION

Positioned just moments from Milton Keynes Central, Cubix provides an excellent business environment located adjacent to Junction 14 of the M1 motorway, some 55 miles north of London and 70 miles south of Birmingham. Milton Keynes' mainline railway station provides intercity train services on the London to Glasgow line with a journey time of approximately 35 minutes to London (Euston).

Noble House is situated at the junction of Sunrise Parkway and Capital Drive overlooking the V8 Marlborough Street on the edge of Linford Wood, one of Milton Keynes' largest office campus locations.

### FACILITIES & AMENITIES

Noble House offers 20,000 sqft of newly refurbished office space set over 3 floors, with extensive parking. Noble has been designed to offer state of the art modern, spacious, bright and airy space both within the offices and the numerous break out and kitchen areas.

#### CUBIX MILTON KEYNES

Noble House, Linford Wood, Capital Drive,  
Milton Keynes MK14 6QP

### AT A GLANCE



#### MEETING ROOMS



#### FULLY FURNISHED OFFICES



#### ELEVATORS



#### EXCELLENT TRANSPORT LINKS



#### BREAKOUT AREAS



#### TGB LEASE LINE CONNECTIVITY



#### ONSITE PARKING



#### FULLY AIR CONDITIONED



#### EV CHARGING



#### 24HR ACCESS



#### SUSTAINABLE ENERGY



#### SUPPORT TEAM SERVICES

## MILTON KEYNES



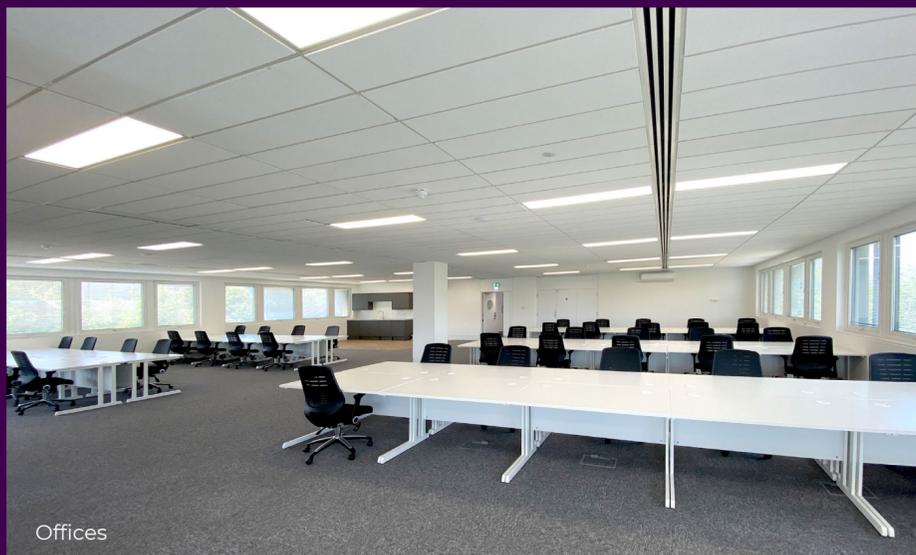
Meeting Room



Exterior



Reception



Offices



Breakout / Kitchen



EV Charging

## YOUR CUBIX OFFICE - Crown Business Finance

Cubix is all about flexibility and we know we can provide your ideal space, and we also have the ability to satisfy your changing requirements with regards to additional space without the need to relocate. Providing a fully inclusive service whilst only paying for the space you need at the time you need it.

### OFFICE SUITE 100 ON G/F

Equipped with desks and chairs and internet. This clean and modern fully serviced office provides the ability to work in first class facilities on flexible terms and the ability to grow with your business.

### COSTS:

|                             |                               |
|-----------------------------|-------------------------------|
| 50 desk office              | <b>£8,000 + VAT per month</b> |
| 15 Dedicated car park space | £0                            |
| <b>Total:</b>               | <b>£8,000 + VAT per month</b> |

## PROPOSED OFFER FOR – Crown Business Finance

### PRICE INCLUDES:

- Fully managed service from Centre Team
- Fully managed Facilities, manned reception, Health & Safety, Risk Assessments, Waste Management
- Air Conditioning
- Business Rates
- All Utilities Bills
- Wi-fi
- CCTV in Corridor Areas
- Access to all communal areas
- Daily Cleaning
- Maintenance
- 24/7 entry
- Complimentary Tea, Coffee, Milk
- Desks and chairs
- Meeting Rooms

### OPTIONAL ITEMS:

- Car park spaces

| SUITE NUMBER | SIZE (SQ FT) | POTENTIAL DESKS | PRICE PER MONTH<br>(EXCL. VAT) | STATUS                                  |
|--------------|--------------|-----------------|--------------------------------|---|
| 100          | 2,454        | 50              | £15,000                        | Available Now<br>Self-Contained Kitchen |
| 104          | 441          | 10              | £3,000                         | Available Now                           |
| 104a         | 220          | 5               | £1,500                         | TBC                                     |
| 107          | 355          | 9               | £2,700                         | Available Now                           |
| 202          | 463          | 10              | £3,000                         | Available Now                           |
| 203          | 452          | 10              | £3,000                         | Available Now                           |
| 202 & 203    | 915          | 20              | £6,000                         | Available Now                           |
| 207          | 366          | 9               | £2,700                         | Available Now                           |
| 303          | 441          | 10              | £3,000                         | Available Now                           |

**Enquiries**

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# CUBIX, NOBLE HOUSE, CAPITAL DRIVE, LINFORD WOOD, MILTON KEYNES TO LET