

249

SILBURY BOULEVARD • MK9 1NA



MODERN REFURBISHED OFFICE SUITE IN THE CENTRE OF MILTON KEYNES

TO LET

2,124 SQ FT



Comprehensively refurbished, the specification includes:



Suspended
ceilings



Raised
floors



LED
lighting



VRF Air
conditioning



Secure
car parking



2 meeting
rooms



Kitchenette
with integrated
appliances



Shower
facilities



Male and female
toilets on each floor



249

Attractive open plan first floor suite of 2,124 sq ft



First Floor

Net Internal Areas	SQ FT	SQ M
Ground Floor Suite A	etap	
Ground Floor Suite B	H: HillierHopkins	
First Floor East	Kinetic Solutions	
First Floor West	2,124	197.3
Second Floor	IOBS 22	IOBS 22

M1 J14

PORTWAY
H5

CHILDS WAY
H6

A509



centre:mk
MILTON KEYNES

intu

M1 JUNCTION 14
3.5 MILES / 7 MINS

hub
MILTON KEYNES

WITAN GATE

Sainsbury's

249

DHL

Deloitte.

PROPOSED SITE
FOR MK.U

SILBURY
BOULEVARD

GRAFTON GATE
V6

NetworkRail

Santander
UNITY PLACE
UNDER CONSTRUCTION

0.5 MILES
10 MINS WALK

MILTON KEYNES CENTRAL



A5

A plethora of amenities in under 10 minutes' walk at Centre:MK, Intu and The Hub



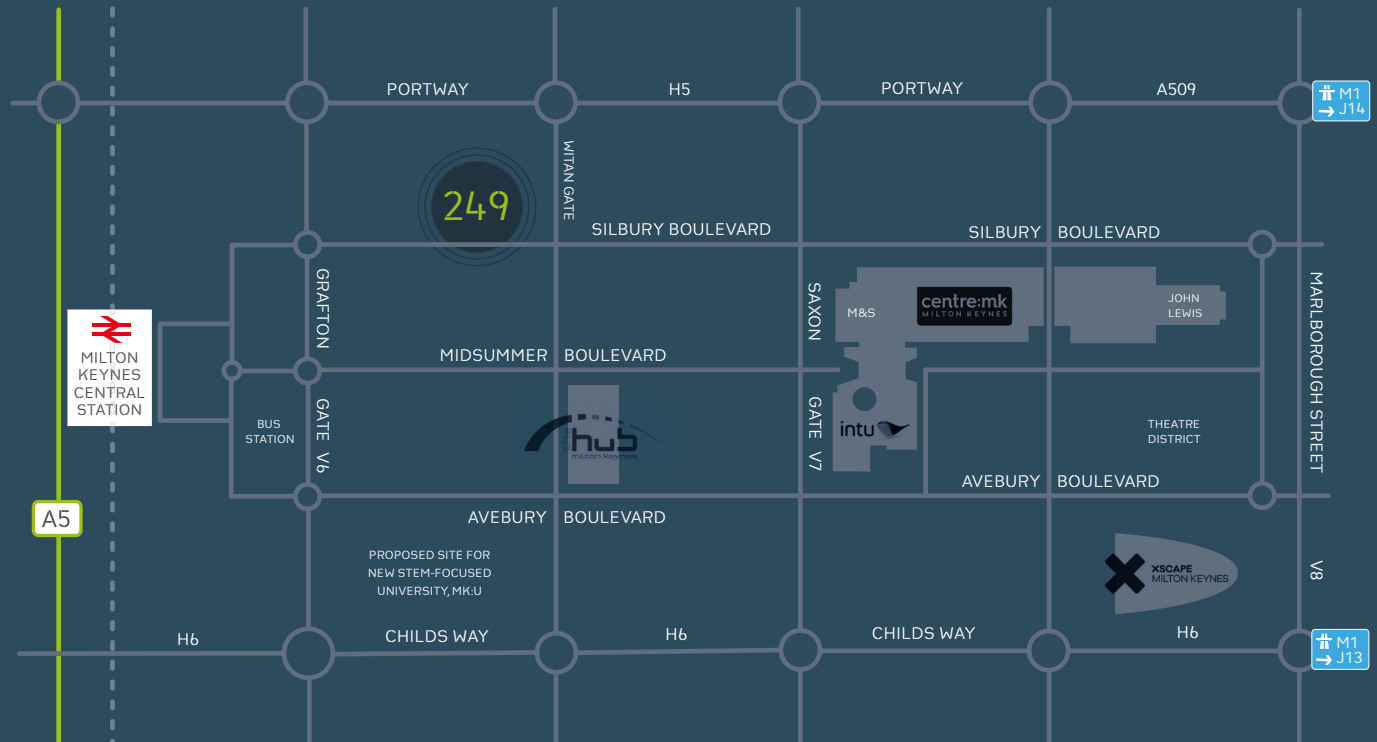
Ask Italian - Byron Proper Burgers - Carluccios
Costa - Meat Me Bistro - Nando's - Pret
Wagamama - Yo Sushi - Pizza Express - Starbucks

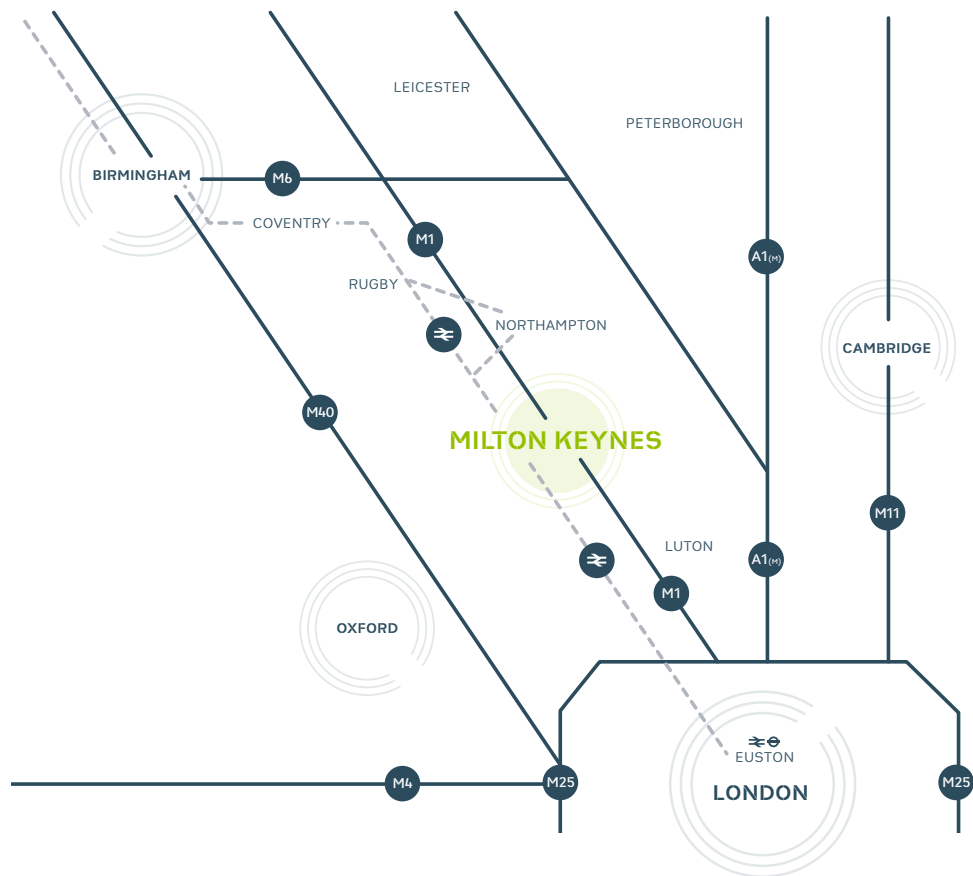


Apple Store - Hobbs London - House of Fraser
John Lewis - Jigsaw - Kurt Geiger - M&S - Zara
Jack Wills - The White Company - Paperchase



Champneys Health Spa - Planet Ice - Xscape MK
Willen Lake - Santander Cycles MK
Bannatyne Health Club & Spa - The Gym
PureGym - Nuffield Health - Fitness Space





249 is exceptionally well placed to benefit from Central Milton Keynes' excellent transport provision



London Euston
33 mins

Northampton
16 mins

Birmingham New Street
51 mins

Manchester Piccadilly
98 mins

Watford Junction
21 mins



M1, J14
3 miles

Northampton
19 miles

Luton
22 miles

Oxford
39 miles

Cambridge
48 miles



London Luton
35 mins

Birmingham International
65 mins

London Heathrow Airport
60 mins

East Midlands
65 mins

London Stansted
70 mins

200

MILES OF REDWAY
CYCLE ROUTES

040

BUS
ROUTES

003

TRAIN
STATIONS

249

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For further information please contact:

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