



METROPOLITAN HOUSE

321 AVEBURY BOULEVARD, **CENTRAL MILTON KEYNES**, MK9 2FZ

Plug and Play Fitted Office Suite
TO LET

3,378 SQ FT (313.82 SQ M)



Fully fitted 36-desk office suite in prime CMK location



Internet connection



Air-conditioning, LED lighting and raised floors



Adjacent to restaurants and hotels at The Hub:MK



Two meeting rooms and kitchen/break out area



8 car parking spaces

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.

Metropolitan House is situated within The Hub:MK, with frontage to Avebury Boulevard and a short walk from both The Centre:MK shopping mall and Milton Keynes Central railway station.

The Hub:MK is a well-known and popular mixed-use development with hotel, apartment, café, restaurant and leisure facilities.

Central Milton Keynes (MK) is a major regional centre for business. Some of the major office occupiers based in CMK include Santander, Sainsbury's Argos, Netqork Rail, Deloitte, Grant Thornton, Dentons, Shoosmiths and the Institute of Chartered Accountants.



Description

Metropolitan House is a six-storey office building, constructed as part of The Hub:MK development in 2006.

The fourth floor has been fitted to provide a fully furnished 36 desk office suite with two meetings rooms and a kitchen/breakout area. It is finished to a high Grade A standard incorporating LED Lighting, raised floor access, air-conditioning and a internet connection.

Access to the floor is from the glazed double height atrium reception area, which includes three passenger lifts.

8 car parking spaces within an adjacent multi-storey car park are offered.

Service Charge

There is a service charge payable by tenants for the cost of maintenance and management of common parts of the property and estate, based on an apportionment of total floor area.

Terms

The property is available to let on a new fully repairing and insuring lease for a term to be agreed.

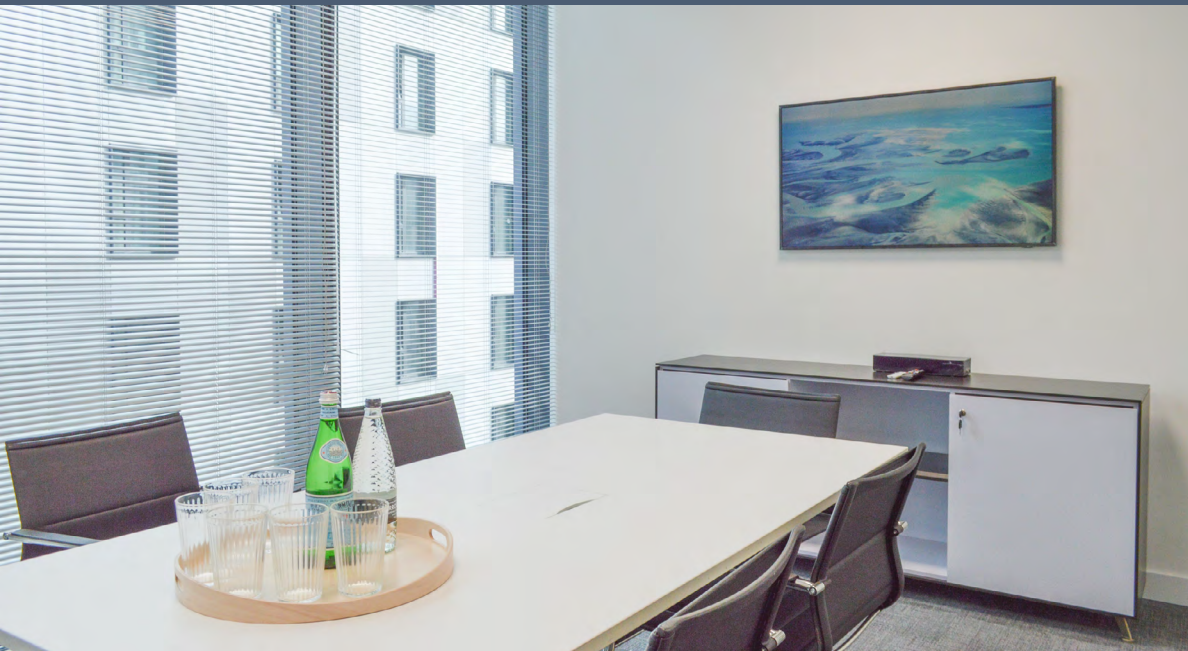
Rent

£126,675 per annum exclusive.

4TH
FLOOR

Accommodation (NIA)

	SQ FT	SQ M
Suite A, 4th Floor	3,378	313.82





Business Rates

The current business rates assessment is for the 4th floor as a whole and will need to be reassessed by the VOA on an individual suite basis.

EPC

The Energy Performance Asset Rating for the property is 48 B.

FURTHER INFORMATION:



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