

UNDER REFURBISHMENT
TO GRADE A STANDARD



MOORGATE HOUSE

SILBURY BOULEVARD • MILTON KEYNES • MK9 1JL

TO LET: GRADE A OFFICE SPACE 1,000 - 11,171 SQ FT



Introducing Moorgate House

Moorgate House is a prominent office building situated at the heart of the central business district. The building reception has been extensively refurbished upgrading the sense of arrival.

The first floor is undergoing full refurbishment to Grade A standard to include air conditioning throughout, LED lighting, raised access floors, WC refurbishment, shower provision and new carpeting.

The building has attracted a high calibre of occupiers including:

Handelsbanken

tollers
solicitors

SUNGROW



Premium facilities



GRADE A
REFURBISHMENT



AIR CONDITIONING
THROUGHOUT



SUSPENDED
CEILINGS



LIFT
ACCESS



REFURBISHED
RECEPTION



RAISED
FLOORS



DEMISED
WCs



SHOWER
PROVISION



PRIVATE
PARKING



EPC: TBC POST-
REFURBISHMENT



POWER FROM
100% RENEWABLE
SOURCES



FLEXIBLE
FLOOR PLATE



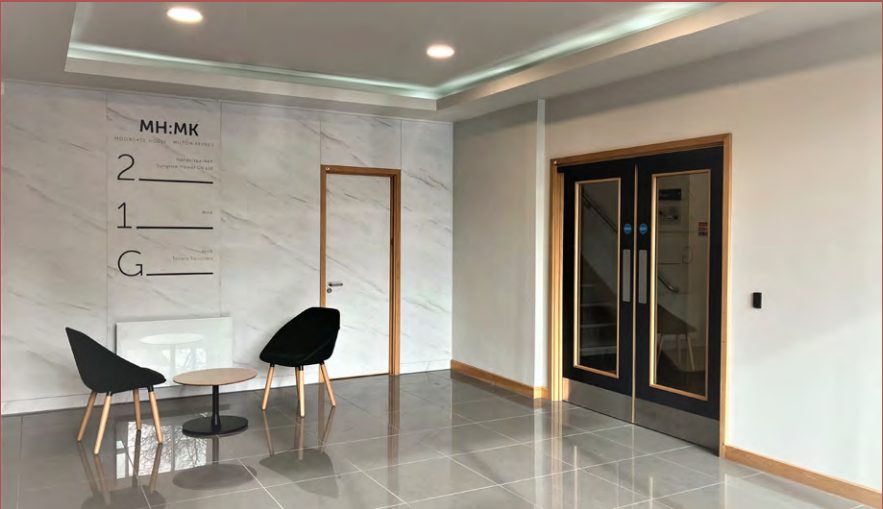
PIR
LIGHTING



MAIN BOULEVARD
LOCATION



SECURE ACCESS
SYSTEM

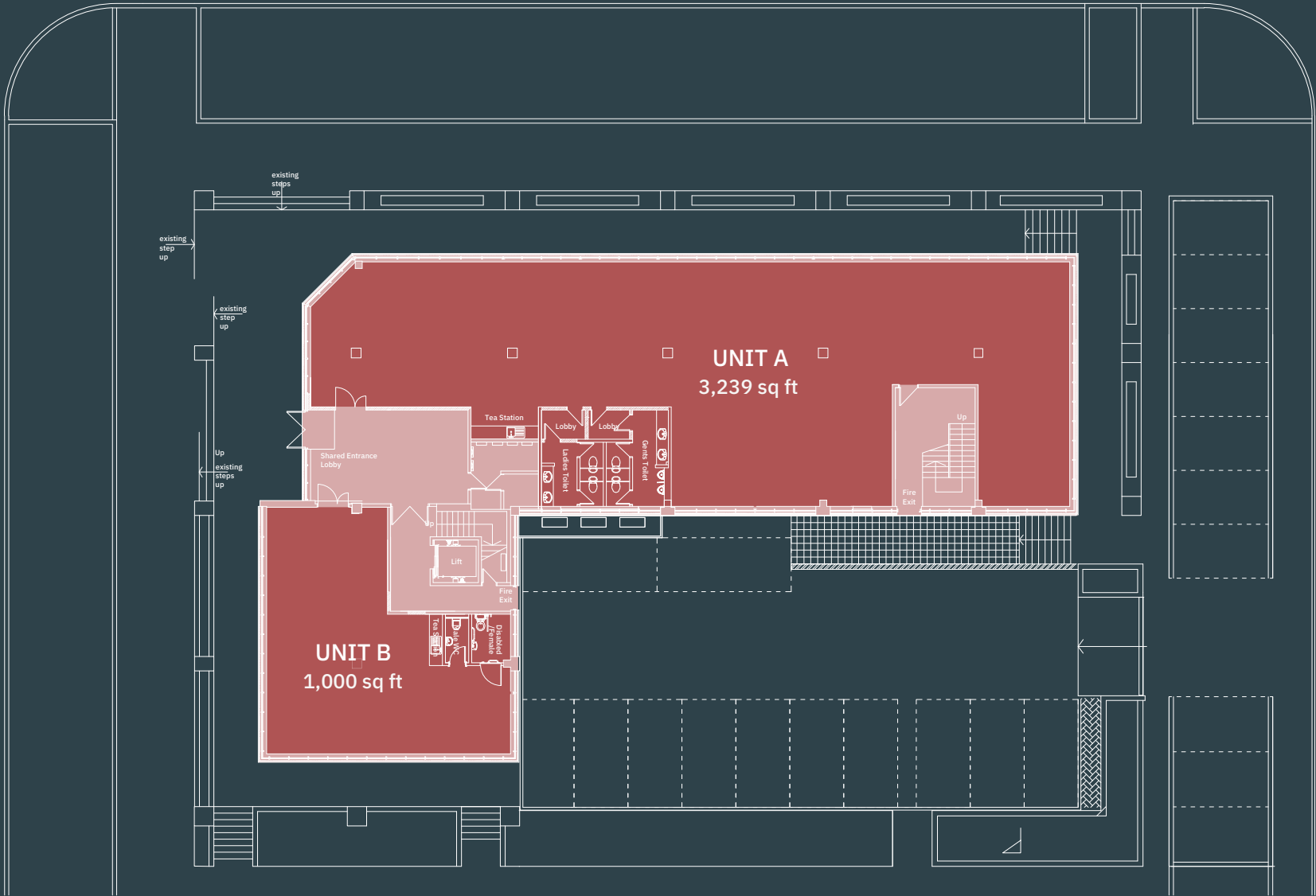


INDICATIVE IMAGE OF SECOND FLOOR



Ground Floor - 1,000 - 4,239 sq ft

North Third Street

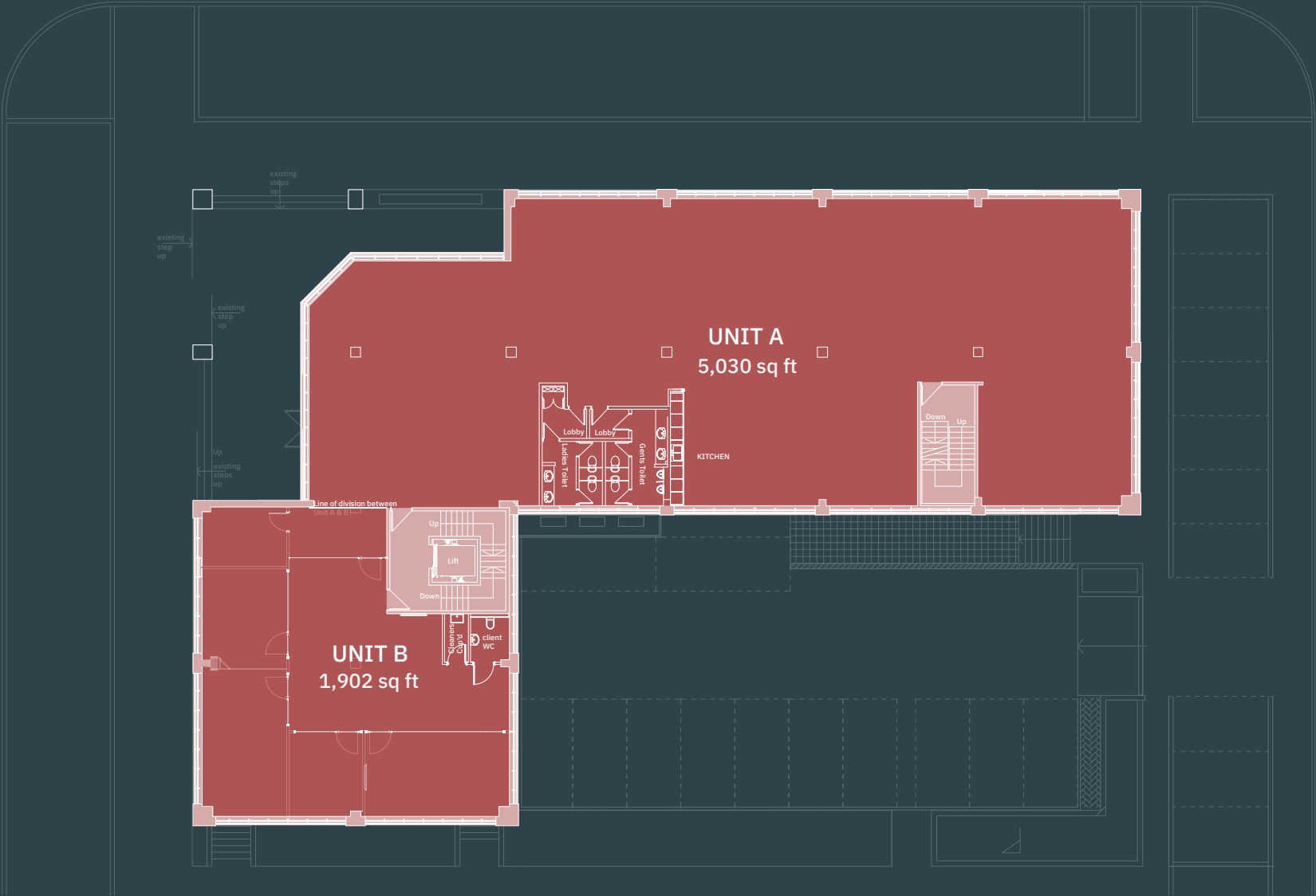


GROUND FLOOR PLAN & PARKING



First Floor - 1,902 - 6,932 sq ft

North Third Street






Prime location

Moorgate House is located less than a 10 minute walk of Milton Keynes mainline railway station giving direct access to London within a journey time of 33 minutes.

 **Moorgate House**

 **Central Station**


 **Bus Station**


 **Centre:MK**

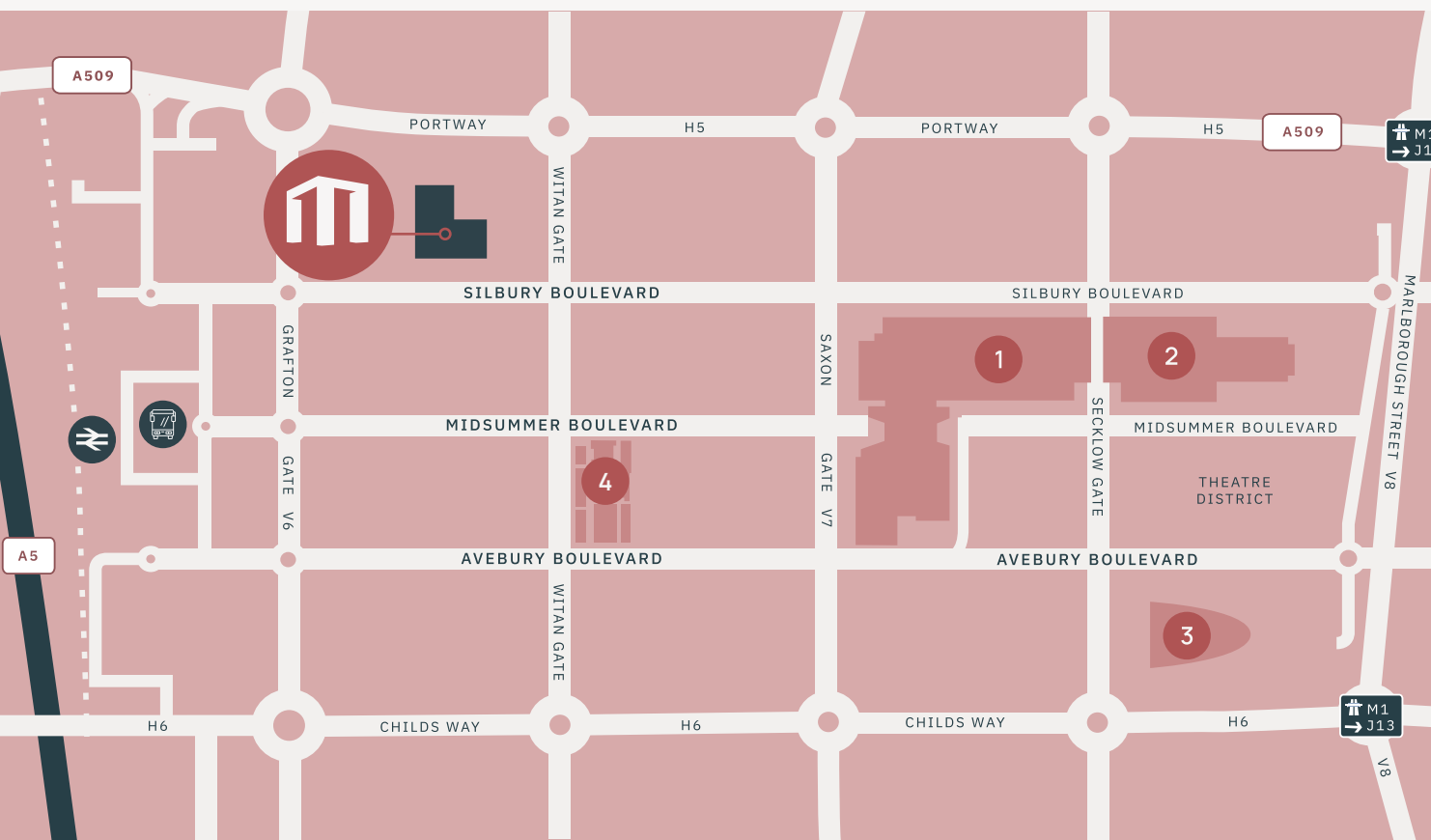
 **John Lewis**

 **XSCAPE**

 **The Hub**

 **What 3 Words**
resurgent.bronzer.minds

 **Google Maps Link**
Moorgate House
Milton Keynes
MK9 1JL



The City offers a fantastic work life balance with over 6,000 acres of parkland and green space

Bars & Restaurants

- | | |
|-------------------|--------------------------|
| 1 Thai Modern | 12 Slug & Lettuce |
| 2 Olive Tree | 13 Blossom Room |
| 3 Bar & Block | 14 BrewDog |
| 4 Brasserie Blanc | 15 All Bar One |
| 5 DeRoka | 16 Be At One |
| 6 Zizzi | 17 Harrods Champagne Bar |
| 7 Las Iguanas | 18 Midsummer Tap |
| 8 Browns | 19 Revolución de Cuba |
| 9 Akasaka | 20 Revolution |
| 10 Wagamama | 21 Fourteen |
| 11 Wetherspoons | 22 Urban Food Market |

Gyms & Wellness

- | | |
|-----------------|-------------------------|
| 1 The Gym Group | 3 Bannatyne Health Club |
| 2 Body Street | 4 F45 Training |

Coffee

- | | |
|----------------------|----------------------|
| 1 Lake Street Coffee | 8 Carlo's Coffee Bar |
| 2 Bogota Coffee Co. | 9 Cornerstone Cafe |
| 3 Costa | 10 Caffè Nero |
| 4 Starbucks | 11 Ori Caffè |
| 5 Upper Regency | 12 Cafe W |
| 6 Calabria Coffee | 13 Lavazza Coffee |
| 7 BV Coffeehouse | 14 XpressoNet |





Strategically Connected

Milton Keynes is at the centre of the 'Oxford to Cambridge Growth Corridor' and is well-placed to benefit from resulting future business growth with its continued success being declared a 'national priority' by the National Infrastructure Commission.

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.

The city benefits from excellent road connections being adjacent to the M1 (Junction 14) which links to the M25 (Junction 21/21A) to the south and in turn the national motorway network. The A5 dual carriageway runs north-west to south-east through Milton Keynes enabling direct access to key towns in the surrounding area.



INDICATIVE IMAGES OF SECOND FLOOR



For further information or to arrange a viewing please contact:



Holly Dawson

07917 243 887

holly.dawson@bidwells.co.uk

Emily Tarry

07825 813 610

emily.tarry@bidwells.co.uk



Nick Bosworth

07721 128 798

nick.bosworth@kirkbydiamond.co.uk

Tate James

07810 746 885

tate.james@kirkbydiamond.co.uk



Tom Pugh

07938 737 487

TPugh@lsh.co.uk

Jay Moore

07840 020072

JAMoore@lsh.co.uk

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MOORGATE HOUSE