

**SAXON COURT | 502 AVEBURY BOULEVARD
CENTRAL MILTON KEYNES | MK9 3HS**



MODERN OFFICES
5,000 - 53,000 SQ FT
(465 - 4,929 SQ M)



LOCATION

Milton Keynes is firmly established as an important regional centre, consistently achieving Top-10 City status.

Strategically located between London and Birmingham, it is easily accessible by road and rail networks.

It has attracted a wide range of national and international office occupiers including Santander, Home Retail Group, Transport Systems Catapult, VW, Mercedes, Deloitte, Network Rail and Argos.

Saxon Court in Central Milton Keynes is prominently situated on the corner of Avebury Boulevard and Saxon Gate, just off Childs Way (H6).

The building is situated within a 2 minute walk of Centre:MK, with its abundant range of national retail and food outlets and Milton Keynes railway station is within a 10-15 minute walk.

**7.5 MILLION
PEOPLE LIVE
WITHIN A ONE
HOUR DRIVE OF
MILTON KEYNES**

Source: www.destinationmiltonkeynes.co.uk

COMMUNICATION LINKS



M1 Junction 14	8 mins
Northampton	34 mins
Coventry	58 mins
Birmingham	1 hour 20 mins
London	1 hour 20 mins



Euston	34 mins
Birmingham New Street	45 mins



Luton Airport	35 mins
London Heathrow	1 hour 5 mins
Birmingham Int.	1 hour 10 mins
Stanstead	1 hour 15 mins
Gatwick Airport	1 hour 40 mins

Source: Google Maps

DESCRIPTION

Saxon Court is a modern, good quality building that provides over 80,000 sq ft of accommodation. It benefits from having a very large and naturally lit atrium, which occupiers can use for relaxing or holding informal meetings.

The available suites are located on the lower ground and first floors, both accessed via the main reception. The suites are currently partitioned and could be subject to a level of refurbishment to be agreed.

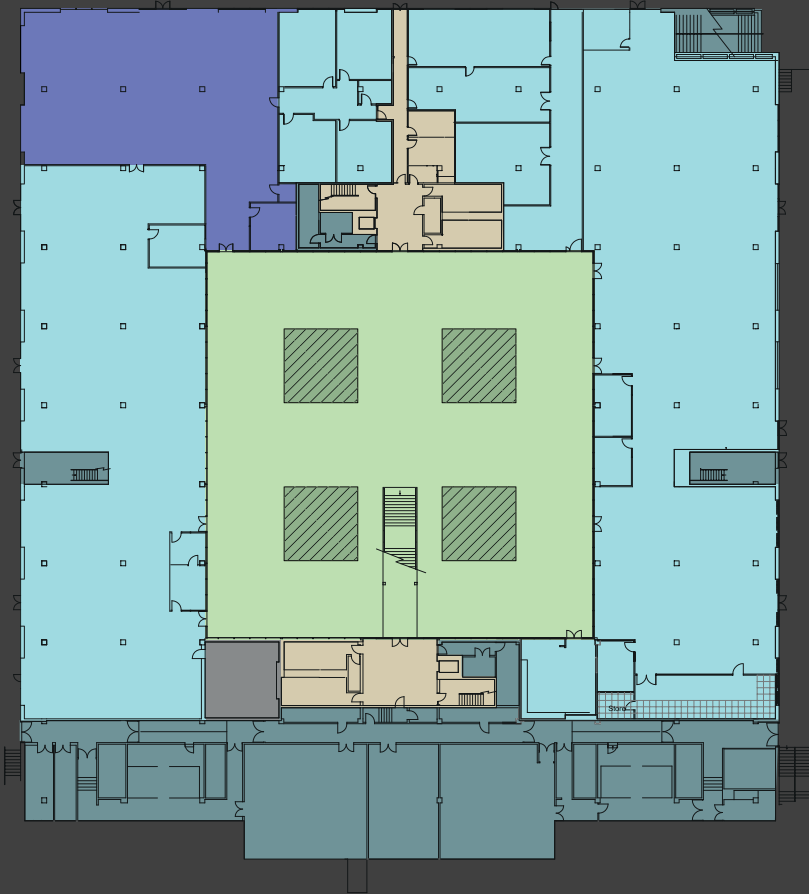
The premises benefit from the following facilities / specification:

- Mainly open plan
- Air conditioning
- Under floor trunking
- Suspended ceilings with recessed lighting
- Existing kitchenettes
- Partitioned rooms
- Manned main reception
- Passenger lifts
- Disabled, male and female toilets
- Public parking in immediate vicinity



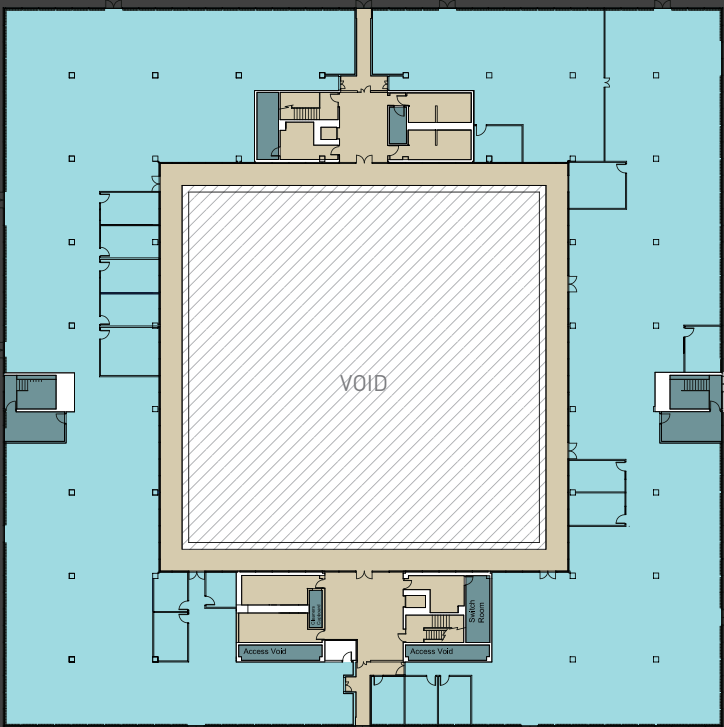
ACCOMMODATION

LOWER GROUND FLOOR



↑
AVEBURY BOULEVARD

FIRST FLOOR



AVEBURY BOULEVARD

- Available space totalling 53,000 sq ft
- IMS Maxims
- Communal
- Non access areas
- Atrium breakout area

The floors comprise a total net internal floor area of:

Floor Area	Sq ft	Sq m
First Floor	25,000	2,323
Lower Ground	28,204	2,620
Total	53,204	4,943

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

Occupiers should contact Milton Keynes Council on 01908 691691 and make their own enquiries.

TERMS

Flexible terms are available. Further details to be provided upon request.

SERVICE CHARGE

There is a charge recovered by the landlord for the maintenance and repair of the common areas.

EPC

D97



VIEWING AND FURTHER INFORMATION

Further information is available by contacting the sole agents:

DAVID BALL
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01908 604630

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