

**A3 Restaurant Unit (may suit A1 retail)**

**AVAILABLE TO LET**

**Unit 5/Unit 6, Exchange House Milton Keynes MK9 2EA**

**Proposed Triple Unit Ideal for A3 Restaurant (A1/A3 considered for existing units)**



**NEW TRIPLE UNIT TO LET**

Ground Floor 3,357 sq ft

Upper Basement 642 sq ft

Lower Basement 1,089 sq ft

- Currently comprising:
- Unit 5 (Reed) GF 1,119 sf
- and Unit 6 (dble unit shown) GF 2,230 sf
- Located between thecentre:mk and The Hub restaurant quarter
- Close Pizza Express, Coral, Jurys Inn, Ramada and Holiday Inn.

## Units 5 & 6, Exchange House

### Central Milton Keynes MK9 2EA



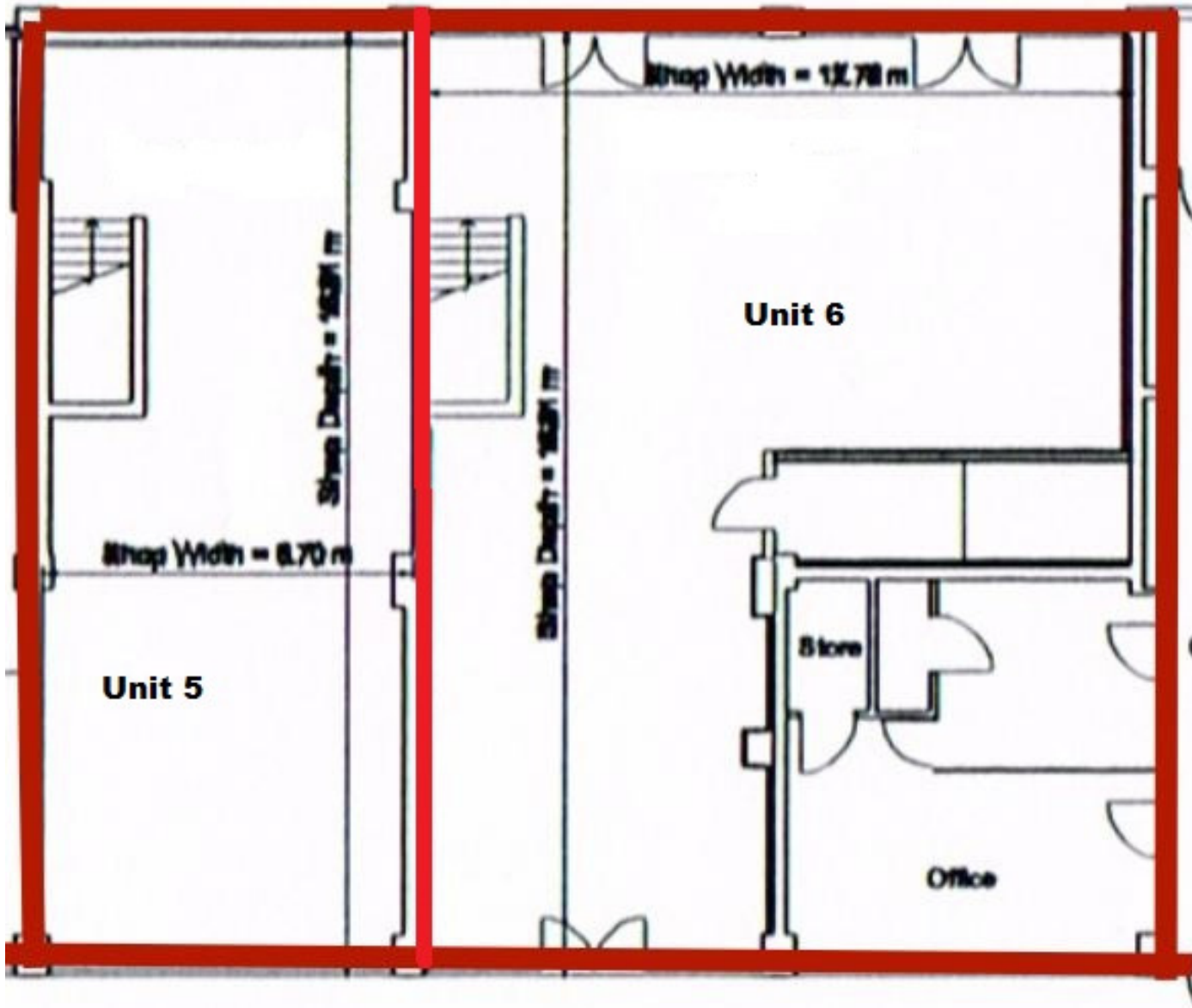
- **Location:** Exchange House is located between the Centre:MK and the Hub Restaurant Quarter in the Central Business District. There are 23,000 workers in the core city centre. Major office HQ's including Home Retail/Argos adjoining Exchange House and 400,000 sq ft Network Rail that opened in 2013 which has 3,000 staff.
- **Accommodation:** currently two separate units (unit 6 is a double and unit 5 is a single) which can be combined and stripped out for A3 restaurant use by the landlord if required. The units could also be let as separate units and considered for other retail, given their position in an established retail area. The approximate floor areas are listed below:

Floor Area	Units 5 & 6 combined	Unit 5 (Reed)	Unit 6
Ground Floor	3,357	1,119	1,746 (2,230 inc rear office)
Upper Basement	642	110	532
Lower Basement	1,089	506	583
<b>TOTAL</b>	<b>5,088</b>	<b>1735</b>	<b>2,861</b>

- **TERMS:** the property is available to let on a new lease basis for a length of lease to be agreed - terms on application.
- **Rates:** all interested parties should contact Milton Keynes Council with regards the business rates liability for the property.
- **Incentives available:** details on application
- **Legal Costs:** each party to bear their own legal costs incurred in this transaction.

# Units 5 & 6, Exchange House Central Milton Keynes MK9 2EA

**PUNCH**  
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