



VICTORIA HOUSE

AVEBURY BOULEVARD MILTON KEYNES

MILTON KEYNES' NEWEST
OFFICE BUILDING

1,900 – 16,544 SQ FT
AVAILABLE NOW

20,000 SQ FT ALREADY
LET TO GRANT THORNTON

A DEVELOPMENT BY FRONTIER ESTATES





HIGH SPECIFICATION

- VRF AIR CONDITIONING
- LED LIGHTING
- SUSPENDED CEILINGS
- 2.8M FLOOR-TO-CEILING HEIGHT
- FULL ACCESS RAISED FLOORS (150MM VOID)
- 1:8 SQ M OCCUPATIONAL DENSITY
- 2 x 15 PERSON PASSENGER LIFTS
- 21 PRIVATE CAR PARKING SPACES
- PLENTIFUL PUBLIC PARKING NEARBY
- BIKE PARKING ON-SITE
- SHOWER FACILITIES
- EPC RATING OF A (22) & BREEAM EXCELLENT









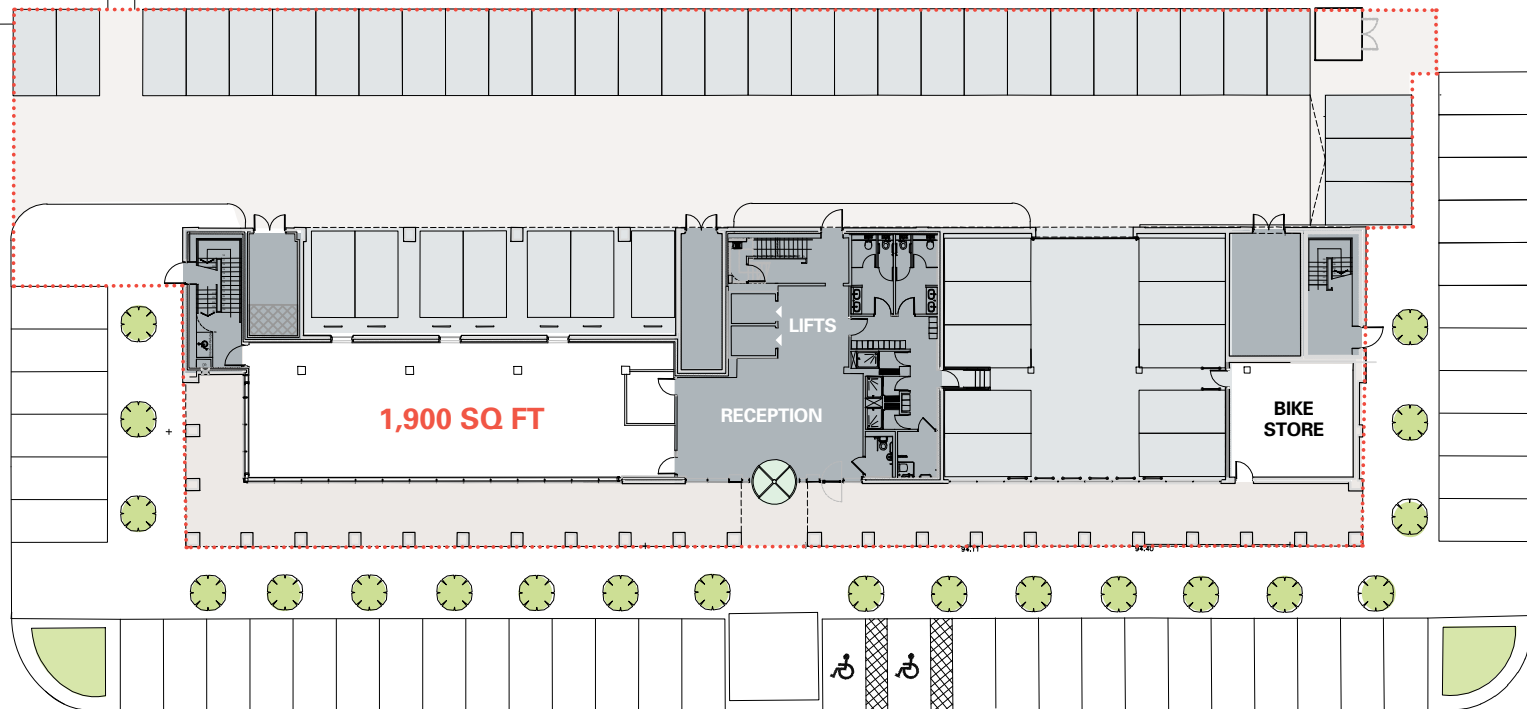
AVAILABILITY

Floor	SQ FT	SQ M	
Fourth floor	Let to Grant Thornton		
Third floor	Let to Grant Thornton		
Part second floor	Let to Grant Thornton		
Part second floor	5,119	476	AVAILABLE
First floor	9,525	885	AVAILABLE
Ground floor	1,900	176	AVAILABLE
TOTAL SPACE AVAILABLE	16,544	1,537	

Approximate areas in accordance with the International Property Measurement Standards (IPMS 3).

GROUND FLOOR

GRAFTON PARK



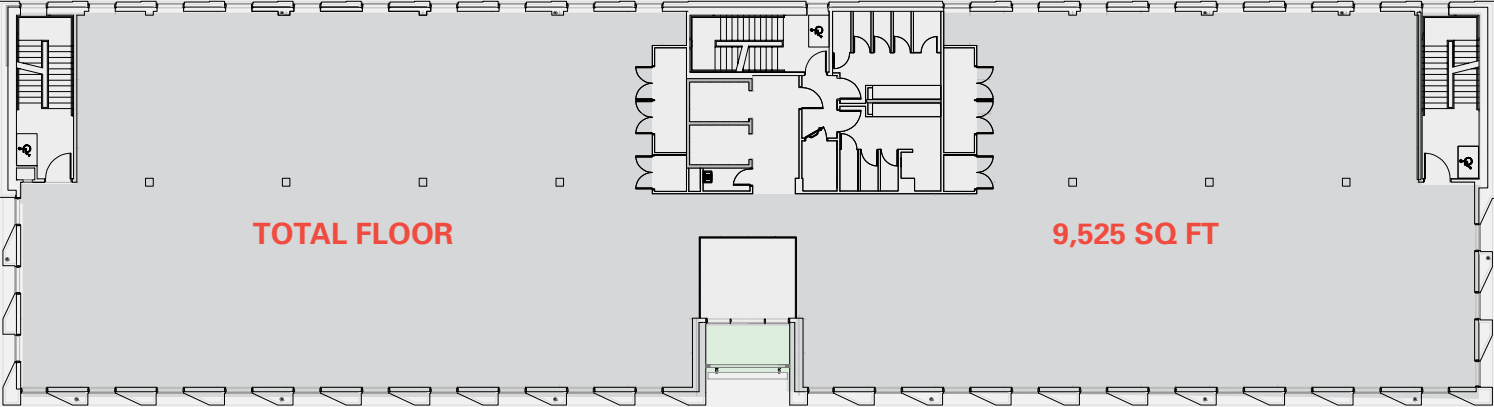
◀ CMK RAIL STATION
ONLY 10 MINS WALK

AVEBURY BOULEVARD

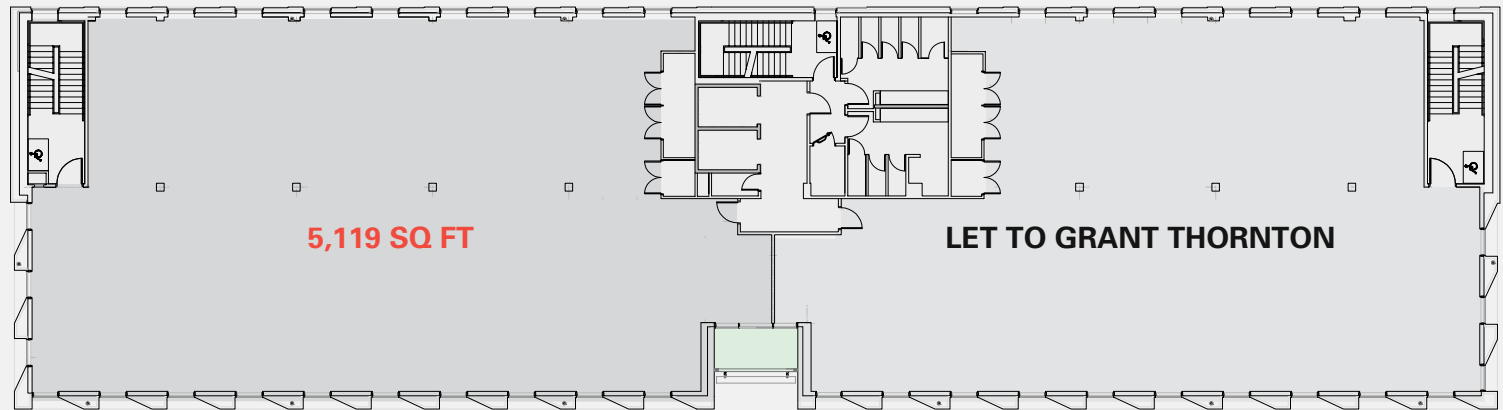
CMK/INTU SHOPPING ▶
ONLY 15 MINS WALK



1ST FLOOR



2ND FLOOR





5

3

6

2

1

4

14

8

10

9

12

13

11

7

SILBURY BOULEVARD

GRAFTON GATE V6

AVEBURY BOULEVARD





LIVING AND WORKING IN MILTON KEYNES

RESTAURANTS / HOTELS

- 1 The Hub**
Loch Fyne
Brasserie Blanc
Missoula
Ramada Encore
Hilton Milton Keynes
- 2 Jurys Inn**

RETAILERS

- 3 Centre:MK**
John Lewis
House of Fraser
Marks & Spencer
Karen Millen
Hollister
Thackerays
- 4 Sainsbury's**

SPORTS AND LEISURE

- 5 Xscape:**
Virgin Active
Snozone
Airkix
- 6 Bannatyne Health Club**

OCCUPIERS

- 7 Network Rail**
- 8 Technip**
- 9 Santander**
- 10 BP**
- 11 Deloitte**
- 12 Baker Tilly**
- 13 Transport Systems Catapult**
- 14 KPMG**

FIRST-CLASS COMMUNICATIONS

CENTRALLY LOCATED



Just a few minutes walk to the train station, cafés, restaurants, hotels and the new shopping centre.

MK9 1AU - [Click here to visit Google Maps](#)



15 MINUTES
INTU/SHOPPING CENTRE

10 MINUTES
CENTRAL MILTON KEYNES RAIL STATION

5 MINUTES
THE HUB
RESTAURANTS & LEISURE



BY ROAD

M1 J14	4 miles
M25 J21	33 miles
Central London	52 miles
Birmingham	70 miles

BY RAIL

Watford Junction	20 minutes
London	34 minutes
Birmingham	53 minutes
Manchester	98 minutes

AIRPORTS

Luton	35 minutes
Heathrow	60 minutes
Birmingham	65 minutes
Stansted	70 minutes

GET IN TOUCH

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