



II EXCHANGE SQUARE

+ **AT THE HEART** OF MILTON KEYNES MK9 1HL

Prestigious self-contained headquarters office building

The building is currently subject to a comprehensive refurbishment programme.

Available for occupation in March 2017

- Floor to ceiling glazing
- Metal tile suspended ceiling
- LED lights
- Air conditioning
- 150mm raised floors
- 10 person passenger lift
- Secure barrier controlled courtyard
- 13 car parking bays



Self-contained offices
comprising 10,606 sq ft
across 3 floors






Right at the heart of Milton Keynes' business district




A wealth of retail and leisure facilities only minutes away



Just 30 minutes from London Euston station

 30 mins to London Euston
20 mins to Watford Junction
50 mins to Birmingham

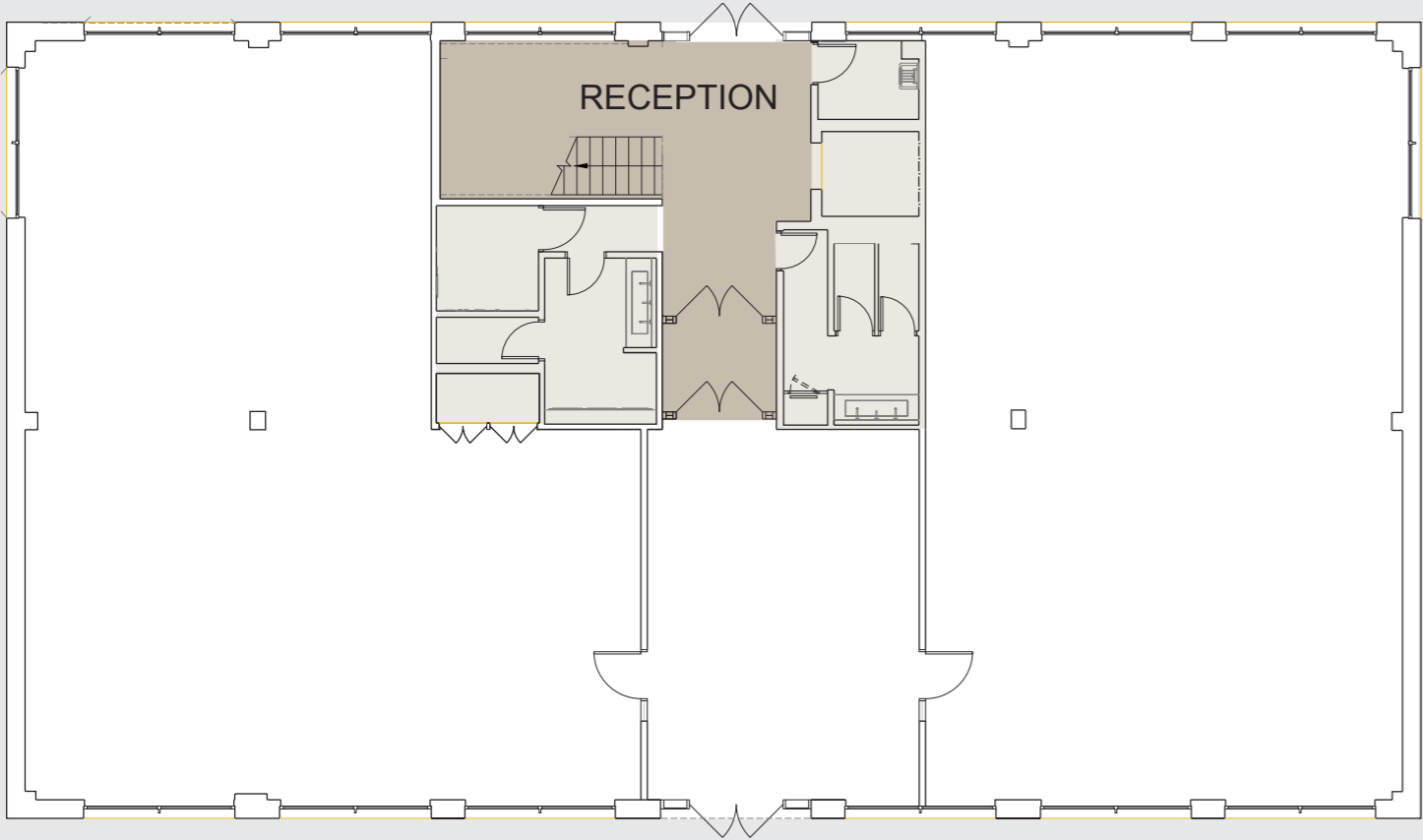
 35 mins to Luton airport
60 mins to Heathrow airport
75 mins to Birmingham airport



Ground floor offices

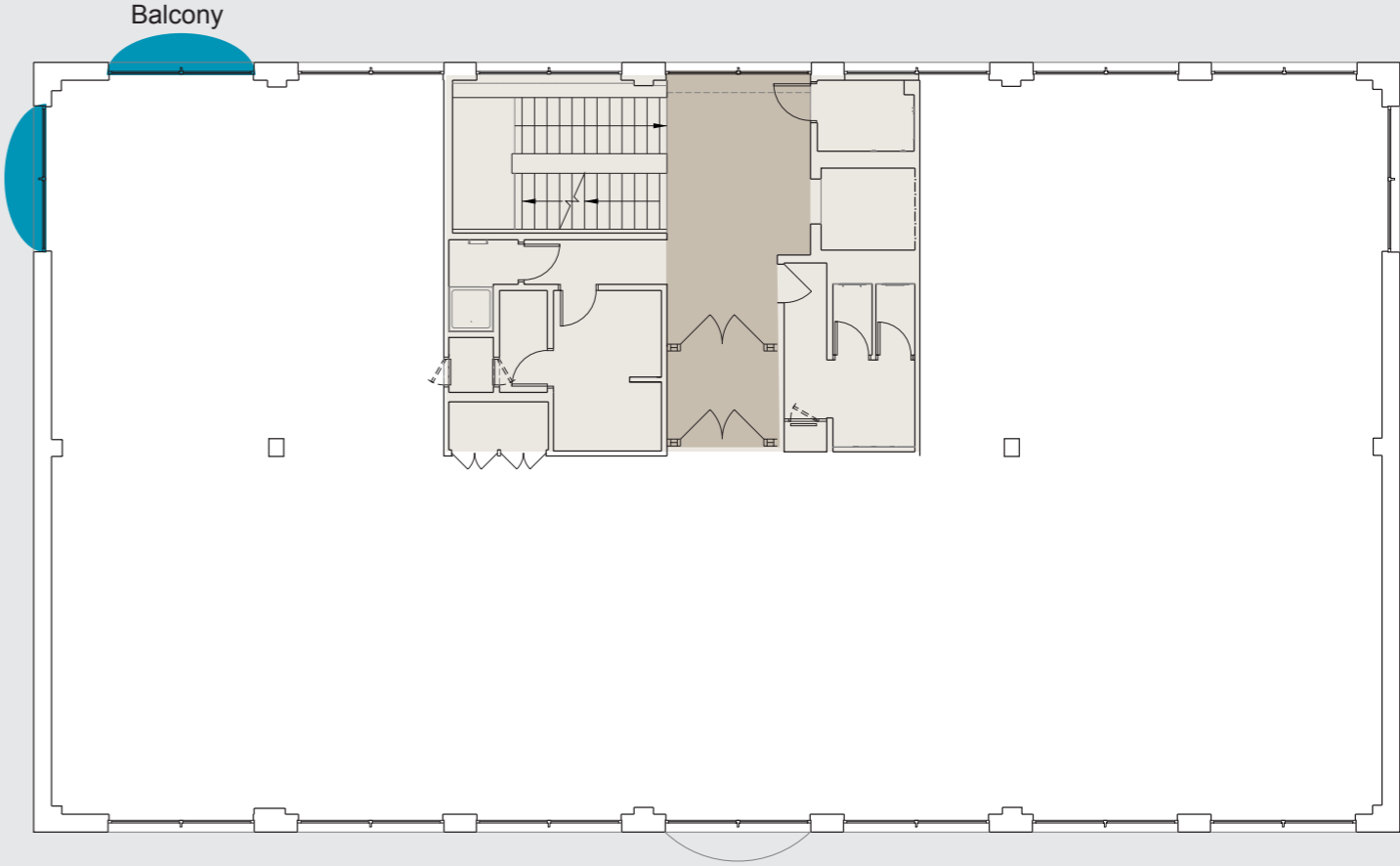
3,160 sq ft 293.6 sq m

Reception 429 sq ft 39.9 sq m



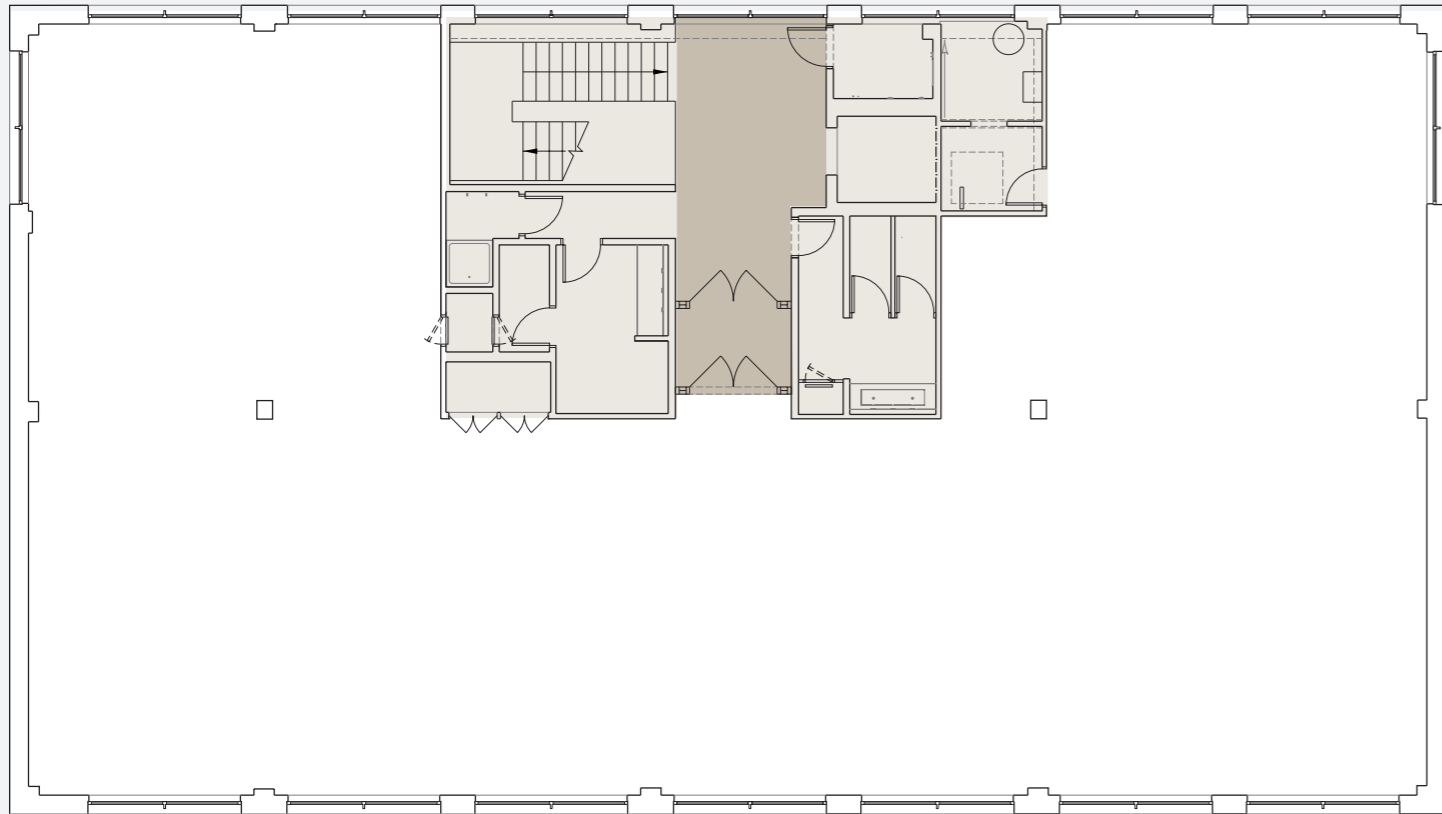
First floor offices

3,619 sq ft 336.2 sq m



Second floor offices

3,398 sq ft 315.7 sq m



Only minutes away from Milton Keynes Central station



All enquiries to the joint agents



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