



**louchshacklock**  
and partners LLP

**01908 224 760**  
[www.louchshacklock.com](http://www.louchshacklock.com)



**7TH FLOOR | 100 AVEBURY BOULEVARD  
CENTRAL MILTON KEYNES | MK9 1FH**

## PRESTIGIOUS NEW OFFICES TO LET 3,445 sq ft / 320m<sup>2</sup>

- New 7th floor office suite with private outdoor terrace
- Prime new Central Milton Keynes development
- Grade A specification
- Adjacent to Milton Keynes Central railway station
- Sub-lease available

## Location

100 Avebury Boulevard is a newly constructed 140,000 sq ft office building in a prime location adjacent to the railway station in Central Milton Keynes.

The property is close to nearby retail and leisure facilities and is a landmark office building in the centre of one of the UK's fastest growing cities, within 35 minutes' journey time to London Euston and 10 minutes' drive to Junction 14 of the M1.

Major office occupiers in Central Milton Keynes include Santander, Network Rail, Sainsbury's Argos, Deloitte, DHL, VM Ware and BP.

## Description

The 7th Floor of 100 Avebury Boulevard has a total floor area of 19,800 sq ft and has been let to Shoosmiths LLP.

The available office suite within the 7th floor provides an opportunity to acquire brand new Grade A accommodation with its own private outdoor terrace.

A summary of the impressive technical specification is as follows:-

- VRF air-conditioning
- Metal tile suspended ceiling
- LED lighting
- Full accessible raised floors (150mm void)
- 2.95m office floor-to-ceiling height
- Excellent level of natural daylight from full-height glazed elevations
- 4 passenger lifts
- Ground floor atrium reception area with ceiling height of up to 10m

## Summary

- ✓ Landmark office building in Central Milton Keynes
- ✓ 7th floor office suite available
- ✓ Grade A specification
- ✓ Private outdoor terrace included

## Terms And Tenure

The property is available by means of a new fully repairing and insuring sub-lease for a term to be agreed.

## Rent

£103,350 pa exclusive.

## Service Charge

There is a service charge payable for the cost of maintenance and management of common parts of the building, based on an apportionment of total floor area.



## Business Rates

The property has not yet been assessed for business rates. We estimate that the rates payable will be approximately £25,000 pa.

## Floor Areas

	Net Internal Floor Area (m <sup>2</sup> )	Net Internal Floor Area (sq ft)
7th Floor Office Area	320	3,445
Outdoor Terrace	70	754

## EPC

The Energy Performance Asset Rating is to be confirmed upon practical completion of the property.

## Viewing and further information:

Jonathan Whittle



**01908 224760**

**louchshacklock.com**

DDI: 01908 224763

jonathan@louchshacklock.com