



249

Midsummer Boulevard

Milton Keynes, MK9 1EA

Available to let
2,500 to 14,411 sq ft

- ▶ 5 minute walk to MK station
- ▶ Adjacent to extensive amenity
- ▶ Recently refurbished
- ▶ Commissionaire
- ▶ Impressive entrance and reception area

Description

249 Midsummer Boulevard is a modern, three storey office building clad in distinctive, natural Bath stone and located in Central Milton Keynes.

The communal areas and second floor accommodation have been recently and comprehensively refurbished to a high specification.

- ▶ Air-conditioning
- ▶ Full access raised floors
- ▶ Double-glazing
- ▶ Suspended ceilings
- ▶ LED lighting
- ▶ Kitchen and large break out area
- ▶ WC and shower facilities on each floor
- ▶ 8 allocated car parking spaces
- ▶ Basement cycle parking

The second floor accommodation is accessed via the impressive new reception area, which benefits from a 12 person passenger lift.

Location

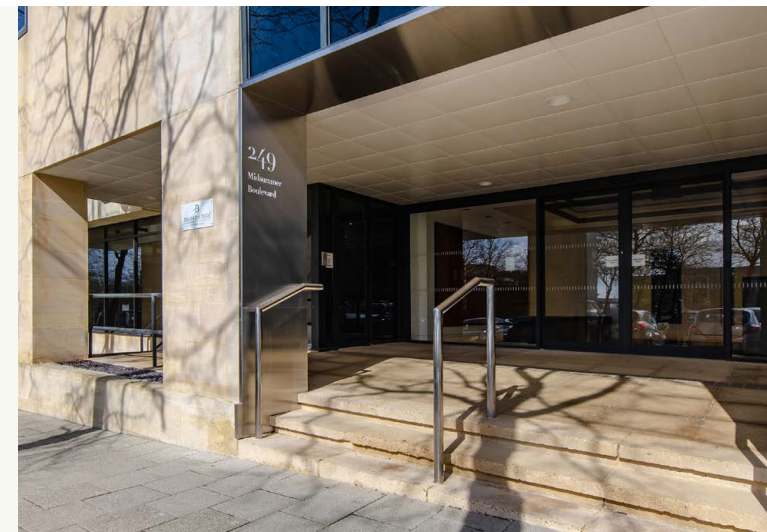
249 Midsummer Boulevard is in a prime location, with prominent frontage to Midsummer Boulevard at the corner of Upper Fourth Street.

This area has the benefit of being within a short walk of Milton Keynes Central railway station, which provides regular services to London Euston in a journey time of 30 minutes.

The property also benefits from good access onto the A5 and M1 Motorway.



Just a 4 minute walk
from Milton Keynes
Central railway
station.



Amenities

249 is situated in the heart of Milton Keynes; just a stone's throw away from a vast array of retail, leisure and restaurant facilities.

- ▶ Nuffield Health Fitness & Wellbeing Gym
- ▶ Browns Bar & Brasserie
- ▶ Gourmet Burger Kitchen
- ▶ Loch Fyne
- ▶ Las Iguanas
- ▶ Pizza Express
- ▶ Zizzi
- ▶ Be at One
- ▶ Nando's
- ▶ Travelodge
- ▶ Subway
- ▶ Turtle Bay

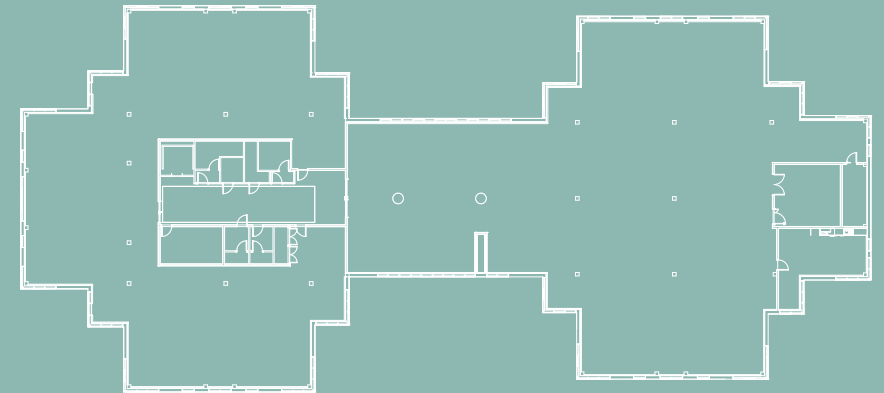


Accommodation

The 2nd Floor accommodation is available to let either as a whole (14,411 sq ft) or in part (from 2,500 sq ft upwards). The floor is currently subdivided into two suites, but consideration will be given to further subdivisions.

EPC

The property has been graded as 81 D



2 ND FLOOR	14,411 ft ²	1339 m ²
TOTAL	14,411 ft²	1339 m²

+ 8 ALLOCATED CAR PARKING SPACES

Availability and Terms

The second floor office accommodation is available by means of a new fully repairing and insuring lease.

The whole floor is available, although a subdivision of the floor into office suites from 2,600 sq ft will be considered.

A service charge is payable for the maintenance and management of common parts of the property.

Further details of rent and service charge available upon request from the joint letting agents.



Contact



Matthew Swash
020 3893 3765
Lydia Riches
020 3897 8680



Jonathan Whittle
01908 224763



MISREPRESENTATION ACT: (i) These particulars are set out as general outline only, for the guidance of intended purchasers or lessees, and do not constitute part of any offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility, any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of Jones Lang LaSalle has any authority to make or give any representation or warranty whatever in relation to this property; (iv) Unless otherwise stated all rents and prices quoted are exclusive of VAT which may be payable in addition.
Prepared June 2018 | JOB4349 - Designed by [threesixtygroup](#)