

E L D E R



H O U S E

STATION SQUARE • CENTRAL MILTON KEYNES • MK9 1LR



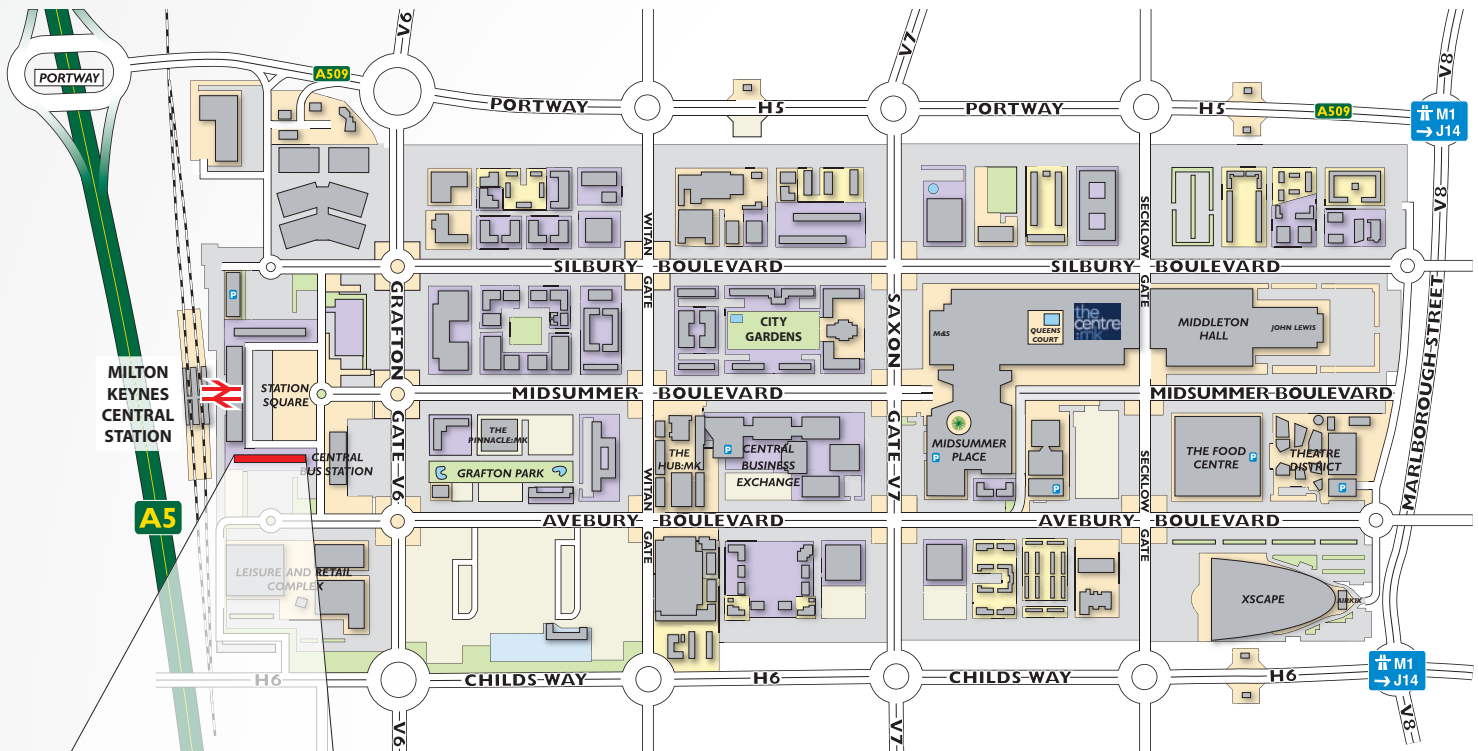
# CITY CENTRE OFFICES



# TO LET

IMMEDIATELY ADJACENT TO MK CENTRAL RAILWAY STATION  
INDIVIDUAL OFFICE SUITES FROM 889 - 10,650 SQ FT

# IMMEDIATELY ADJACENT TO MK CENTRAL RAILWAY STATION



## LOCATION

**Elder House** is conveniently located at the gateway to Central Milton Keynes whether arriving by Rail on the West Coast Mainline, by Bus to the Central Bus Station on Elder Gate or by Road from the A5 or Grafton Gate (V6) dual carriageway.

Junction 14 of the M1 Motorway is within a 5 - 10 minute drive.

## DESCRIPTION

Elder House comprises 3 floors of office accommodation located above a number of retail units and restaurant. The building has recently undergone a full refurbishment to all common areas including the corridors, kitchens and toilet facilities. It is clad with a double glazed curtain walling system and there is allocated car parking to the rear.

## SPECIFICATION

- Full refurbishment of common areas: corridors, kitchens and toilet facilities
- Private car parking based on 1 space per 375 sq ft
- Adjacent public car parking
- Ground floor retail and restaurant units
- Adjacent mainline railway station and bus station
- Commissionaire based at main reception
- Double glazed reflective aluminium framed curtain walling to external elevations
- Service cores with lifts, toilets and kitchenette facilities
- Suspended ceilings with recessed light fittings
- Under floor trunking or raised floors
- Male and female toilets on each floor
- Disabled toilets located on the ground floor
- 4 passenger lifts
- Air conditioning can be installed if required



LONDON EUSTON - 32 MINUTES





# NEWLY REFURBISHED



TOILETS



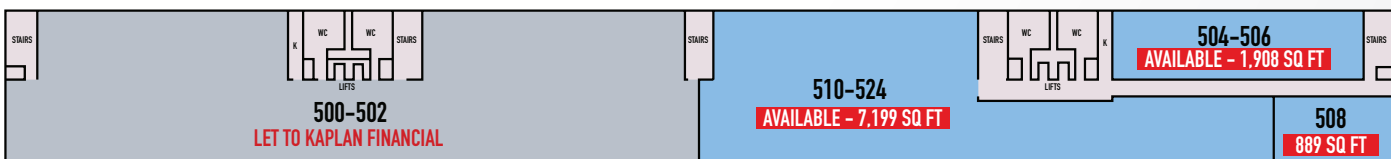
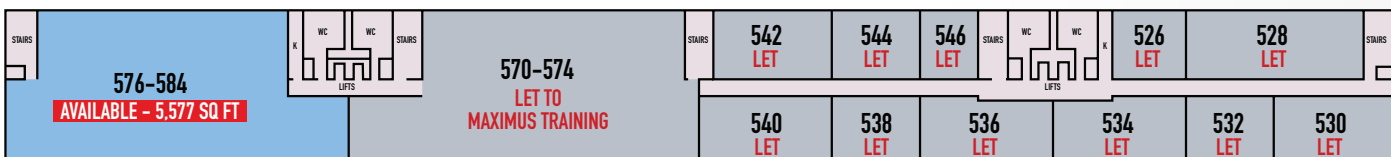
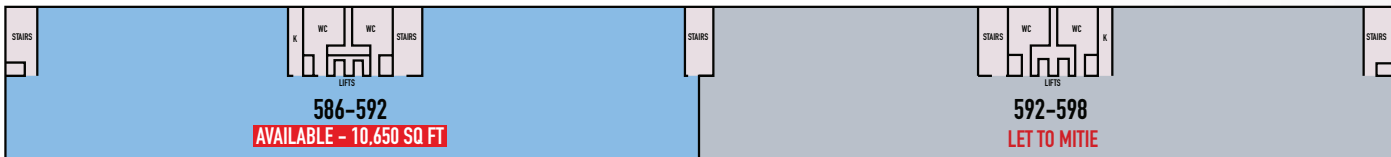
OFFICES



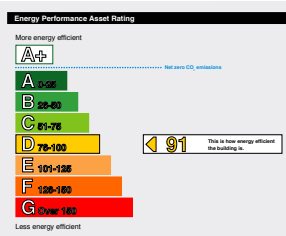
KITCHENS



LIFTS

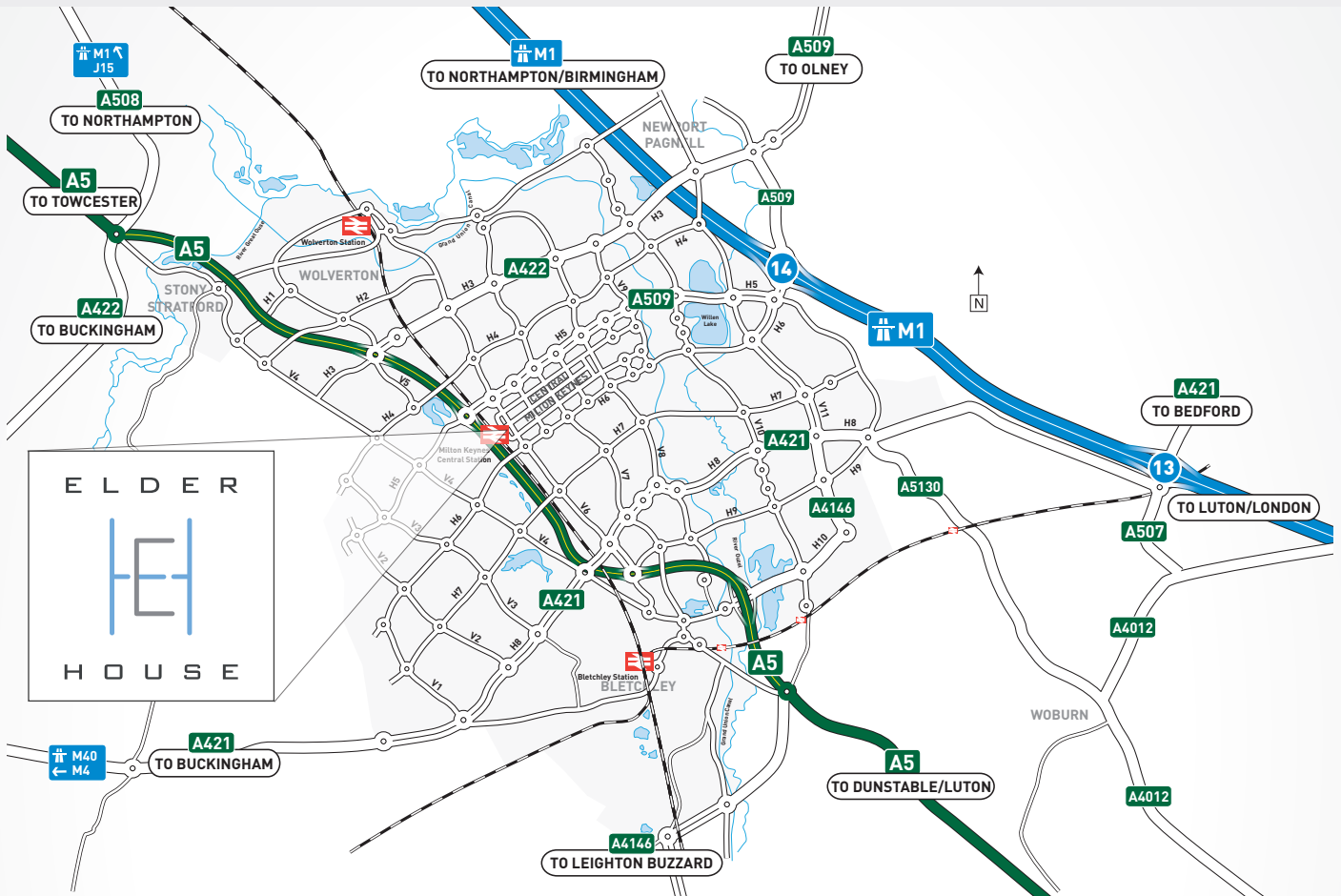


**ENERGY PERFORMANCE**  
 Elder House has an energy performance rating of D91.



# ELDER HOUSE

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## TERMS

Terms upon application to the sole agents.

## VIEWING & FURTHER INFORMATION

For viewing and further information, please contact the sole agents:

Jonathan Whittle



**01908 224760**

**[louchshacklock.com](http://louchshacklock.com)**

[jonathan@louchshacklock.com](mailto:jonathan@louchshacklock.com)

LESS THAN  
**1 MILE**  
TO THE  
CENTRE:MK

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