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**METROPOLITAN HOUSE | 321 AVEBURY BOULEVARD
CENTRAL MILTON KEYNES | MK9 2FZ**

5TH FLOOR OFFICE PREMISES TO LET

9,149 sq ft / 850 m²

- Impressive 5th Floor office premises
- Landmark building in prime location
- Grade A specification including air-conditioning and raised floors
- Glazed double height ground floor reception area
- Adjacent to The Hub:MK restaurants, hotels and leisure
- 30 private car parking spaces

Location

Metropolitan House is situated within The Hub:MK, with frontage to Avebury Boulevard and a short walk from both The Centre:MK shopping mall and Milton Keynes Central railway station.

The Hub:MK is a well-known and popular mixed used development with hotel, apartment, cafe, restaurant and leisure facilities.

Central Milton Keynes (CMK) is a major regional centre for business. Some of the major office occupiers based in CMK include Santander, Sainsbury's Argos, Network Rail, Deloitte, Grant Thornton, Dentons, Shoosmiths and the Institute of Chartered Accountants.

Description

Metropolitan House is a six-storey office building, constructed as part of The Hub:MK development in 2006.

The 5th floor benefits from a Grade A specification including air-conditioning and raised floors.

Access to the 5th floor is from the glazed double height reception area, which includes three passenger lifts.

The floor has the additional benefit of an allocation of 30 private car parking spaces within an adjacent multi-storey car park.

Specification

- ✓ Landmark office building in prime location
- ✓ 5th floor offices available
- ✓ Grade A specification including air-conditioning and raised floors
- ✓ 30 car parking spaces

Terms & Tenure

The 5th floor is available by means of a new fully repairing and insuring lease upon terms to be agreed.

Rent

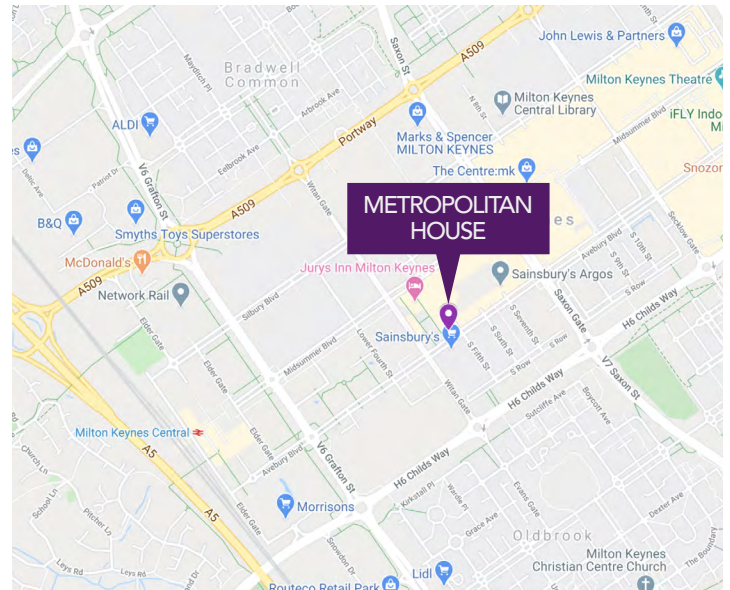
£224,150 pa exclusive, payable quarterly in advance.

EPC

The property has an EPC Asset Rating of D-100.

Service Charge

There is a service charge payable as a contribution to the maintenance and management of common parts of the building and estate, based upon floor area occupied as a proportion of the total estate floor area.



Business Rates

Property Address	Rateable Value (2017)	Estimated Rates Payable (2020/21)
5th Floor Metropolitan House	£127,000	£64,000

Floor Areas

	Net Internal floor area (m ²)	Net Internal floor area (sq ft)
5th Floor Offices	850	9,149

Viewing and further information:

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