

PHOENIX HOUSE

ELDER GATE
MILTON KEYNES CENTRAL
MK9 1BE

A PROMINENT OFFICE
BUILDING ADJACENT TO
MILTON KEYNES STATION

106 SECURED PARKING SPACES
AVAILABLE



TO LET

5,651 - 49,580 sq ft
(525 - 4,605 sq m)

PHOENIX HOUSE

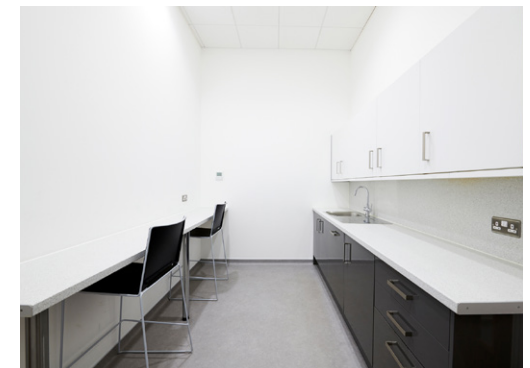


DESCRIPTION

Phoenix House is a four storey office building adjacent to Central Milton Keynes train station and associated amenities. The building also benefits from an exceptional town centre parking ratio of 1:463 sq ft, all within a secured barrier controlled private car park.

Additional car parking is also available within the immediate vicinity with local authority surface parks and a multi-storey car park.

The office accommodation to let is on the 1st, 2nd and 3rd floors with a single floor plate offering up to 20,875 sq ft.



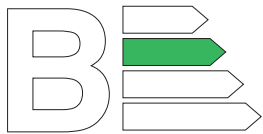
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AVAILABILITY

49,580 sq ft of semi-fitted space, benefitting from open plan areas, office space, small meeting rooms, larger boardrooms and break out spaces. There is an excellent level of natural light, with high-quality finishes, a kitchen area and shower and W.C. facilities on all floors.

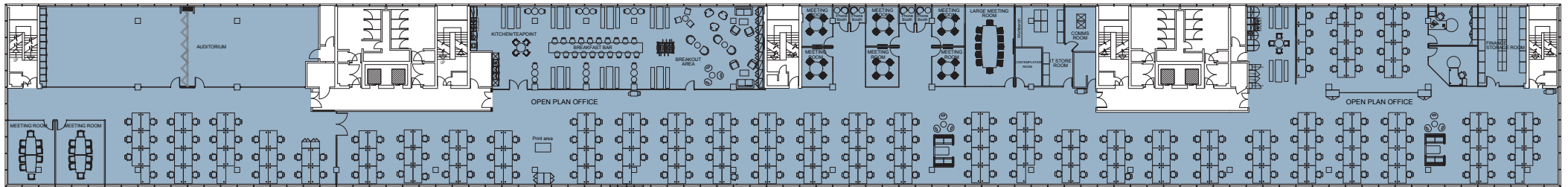
SPECIFICATION

- Air-conditioning and raised separate floors.
- Suspended ceilings and modular light fittings.
- Two ground floor reception areas, one of which can be made available to an incoming tenant on an exclusive basis if required (subject to negotiation).
- Excellent level of natural daylight.
- Access control system to each floor.
- 106 car parking spaces in the secure rear car park (to be allocated at a ratio of 1:463 sq ft).
- The Energy Performance Asset Rating for the property is EPC B (40).

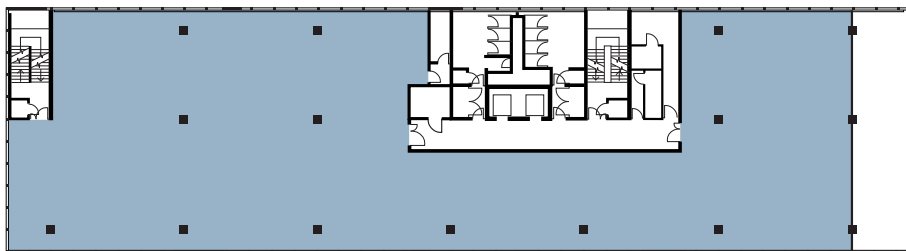


Indicative floor plates.

PHOENIX HOUSE



SECOND FLOOR CURRENT FIT-OUT - 20,875 sq ft



FIRST FLOOR WEST - 8,059 sq ft

ACCOMMODATION

1ST FLOOR WEST	8,059 sq ft	749 sq m
2ND FLOOR	20,875 sq ft	1,939 sq m
3RD FLOOR	20,645 sq ft	1,918 sq m
TOTAL	49,580 sq ft	4,606 sq m

Floors can be split to suit occupier needs.

TRAINS

Phoenix House is in a prime office location in Station Square, adjacent to Milton Keynes Central railway station. Nearby office occupiers include Network Rail, Santander Bank, Deloitte, Mitie, Xerox, DHL and BP. The direct journey time to London Euston is 35 minutes and Phoenix House is approximately 10 minutes' drive from Junction 14 of the M1.

Milton Keynes Central Station

Phoenix House is located next door to Milton Keynes Central station, with the average journey time between London Euston and Milton Keynes being 50 minutes.

On an average weekday there are 260 trains travelling between the two stations.

Destinations	mins
NORTHAMPTON	16
LONDON EUSTON	35
BIRMINGHAM NEW STREET	52
CREWE	72
CARLISLE	225

Source: National Rail



Car Travel

Milton Keynes is off Junction 14 of the M1 motorway, approximately a 10 minutes drive from Phoenix House. The M1 gives access to the Midlands and the North, whereas the A34 gives access to Oxford and the South West.

Luton Airport is the closest airport and can be reached either by car in 35 minutes.



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AMENITY



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Terms & Tenure

The offices can be taken as whole floors or individual suites to suit an occupiers needs.

Rent

On application.

Service Charge

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

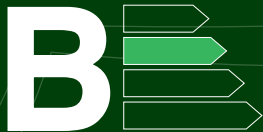
Business Rates

The occupiers will be responsible for the business rates which may need to be reassessed based on each individual occupation.

The joint agents can provide an indication of the potential rates liability but each occupier must make their own inquiries with the Valuation Office.

EPC

Phoenix House benefits from an EPC rating of B (40). Copy available upon request.



Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their client guarantee its accuracy nor is it intended to form part of any contract. All areas quoted are approximate. May 2024.

DESIGNED BY
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