

01536 483400

eddisons.com

OFFICE - TO LET

**Eddisons**

Incorporating Budworth Hardcastle



**MOORGATE HOUSE, 201 SILBURY BOULEVARD, MILTON KEYNES,  
BUCKINGHAMSHIRE, MK9 1JL**

**Rent: £83,484 per annum exclusive**

**Size: 1,000 - 4,239 sq ft (92.9 - 393.8 sq m)**

- Prestigious Offices
- Centrally located just 10 minutes walk from Railway Station
- Fitted with comfort cooling, suspended ceilings, LED lighting, carpeting, reception and meeting rooms
- Ample car parking

## LOCATION

Moorgate House is centrally located within Milton Keynes being on Silbury Boulevard less than 10 minutes walk from Central Milton Keynes railway station which gives direct access to London Euston with a journey time of approximately 33 minutes. The Centre MK is also close by.

Milton Keynes has excellent road connectivity with the subject property being just 5 minutes drive of the M1 (Junction 14) which links to the M25 (Junction 21/21A) to the south and in turn the national motorway network. Milton Keynes enabling direct access to key towns in the surrounding area.

## DESCRIPTION

The accommodation is in two suites comprising the entire ground floor of Moorgate House divided by the central core.

Suite A is 3,239 sq ft and comprises a large open plan office with small meeting room/reception at the entrance together with partitioned server/post room and two further partitioned meeting rooms to the far end. The accommodation is fitted with suspended ceilings, LED lighting, perimeter trunking, carpeting, comfort cooling, window blinds, male, female WC's and a kitchen/breakout area.

Suite B is 1,000 sq ft being fitted with a reception area, 3 partitioned meeting rooms, kitchenette and WC's. The office has suspended ceilings, LED lighting, perimeter trunking, flooring, and comfort cooling. There are 4 dedicated car parking spaces with further ample on street parking.

Both suites are currently held on one lease but it may be possible to split and let each suite individually.

## SERVICES

It is understood that mains electric, water and broadband are all connected to the property.

It should be noted the Budworth Hardcastle and their agents have not tested any of the services and interested parties should therefore make their own enquiries

## ACCOMMODATION

The property has been measured on a net internal area basis as follows:-

|         |             |            |
|---------|-------------|------------|
| Suite A | 3,239 sq ft | 300.92 sqm |
| Suite B | 1,000 sq ft | 92.90 sqm  |
| Total   | 4,239 sq ft | 393.83 sqm |

## PLANNING

The offices have planning for B1 office use.

## VAT

All figures quoted are exclusive of VAT which will be applicable.

## LEASE TERMS

Available on an assignment of existing lease dated 8th January 2016 ending 7th January 2031.

Current rent is £83,484 per annum plus VAT with fixed uplift to £96,792 from January 2026.

## RATES

We understand from the Valuation Office Agency that the ground floor has a rateable value of £64,000.

The standard business rates multiplier for the financial year 1st April 2024-31st March 2025 for properties with a rateable value of £51,000 or above is 54.6p in the £.

This will give a rate payable figure assuming no relief or premium of £34,944.

Any prospective occupier should contact Milton Keynes Council Business Rates Department to check details on 01908 691691.

## TENURE

Leasehold.

## LEGAL COSTS

Each party to bear their own costs.

## EPC

The property has an EPC rating of C-70

## VIEWING

Strictly via the sole agents Eddisons:

Amanda Lawrence

Email: [Amanda.Lawrence@eddisons.com](mailto:Amanda.Lawrence@eddisons.com)

Tel: 01536 483400/07814 739051

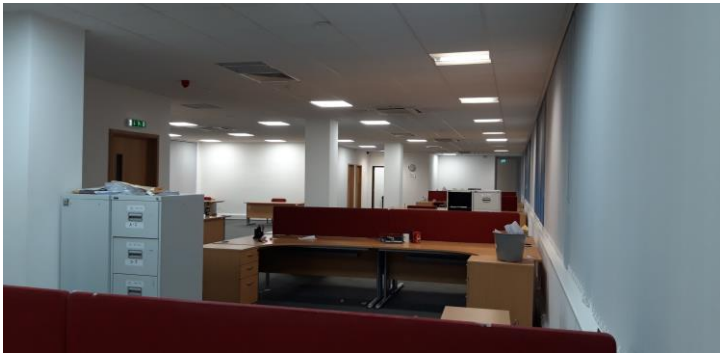
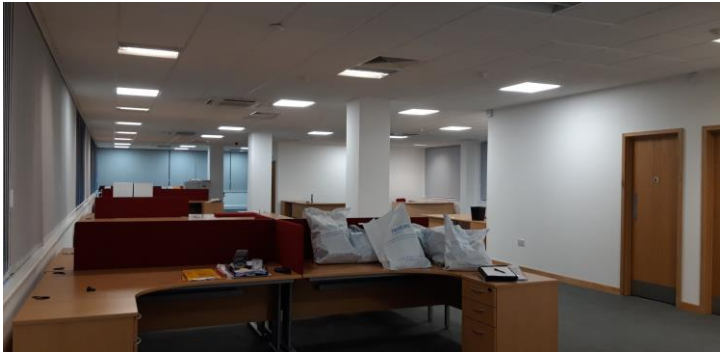
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### Important Information

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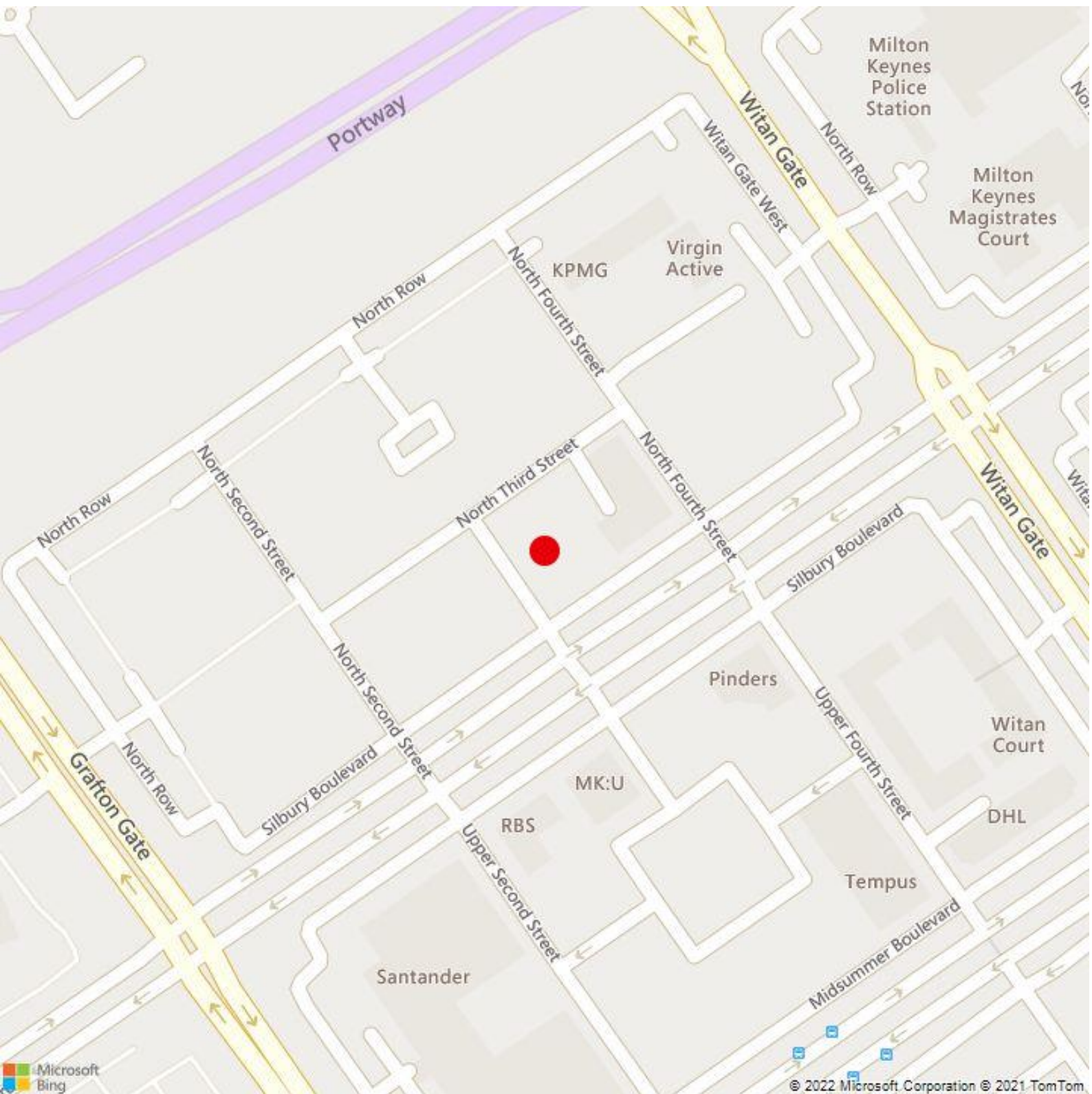
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