



TO LET

BANK HOUSE

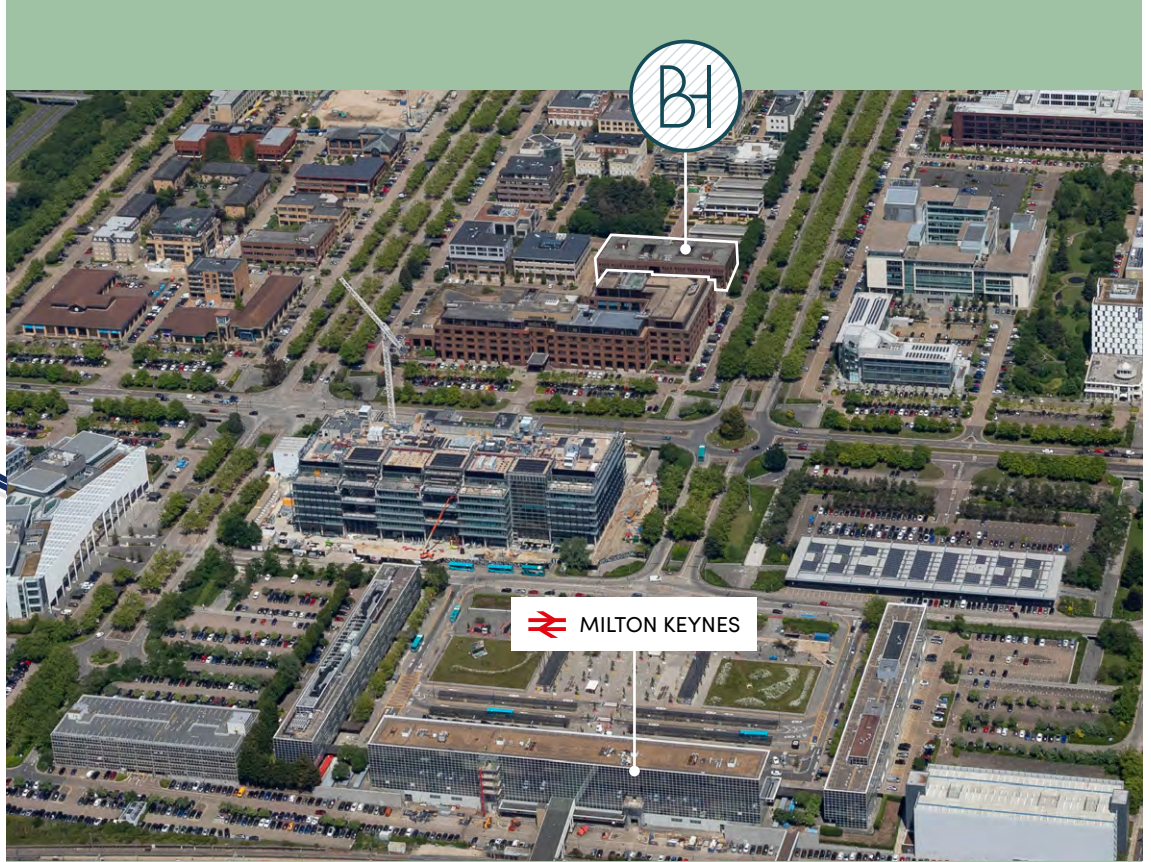
MILTON KEYNES



Modern Office Opportunity

50,040 sq ft

With 24 dedicated car spaces

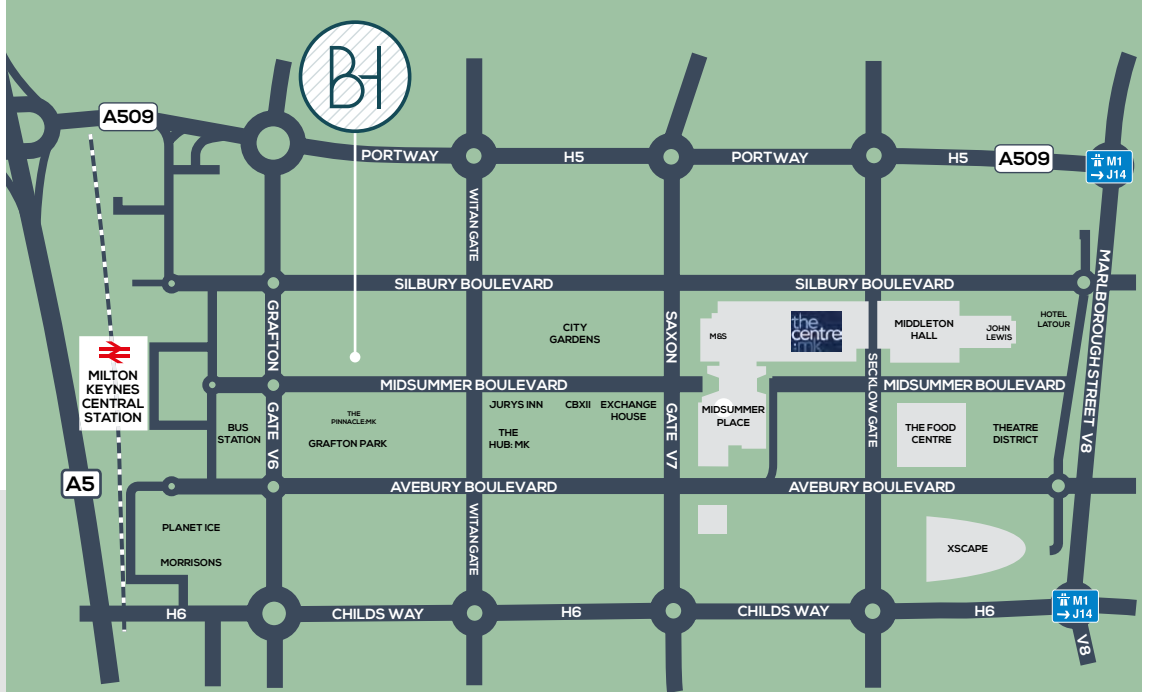


SITUATION

Bank House is a three storey modern office building in a central location fronting Midsummer Boulevard at the heart of Central Milton Keynes. It has large flexible floorplates that can be space planned to accommodate a mix of offices, conference rooms, individual work stations and co-working spaces.

Bank House can be repositioned as one of the leading office buildings in Milton Keynes. Its central location and short distance to the train and bus stations provides excellent transport links for staff.

Located in the core CBD Bank House offers a unique opportunity to create a best-in-class building with strong ESG credentials, against a back drop of diminishing Grade A stock in the wider market.



The current specification includes:



Suspended ceilings with recess lighting



Male, female and disabled WCs on each floor



Fully accessible raised floors



Excellent raised floor to slab ceiling heights at ground (4.15m) and first & second (3.7m)



Air conditioning



Central lightwells (2nd floor and part 1st floor)



Two x 8 person (630 kg) passenger lifts



SPECIFICATION

The building is in need of investment and the final specification can be agreed with an occupier subject to a pre-letting.

ENERGY PERFORMANCE

The building has an EPC Rating of B(40) and the certificate can be made available.

FOOTPRINT

The property was independently measured using RICS Property Measurement 1st Edition (IPMS). The property comprises the following areas:

Reception	1,070 sq ft
Ground	13,935 sq ft
First	17,317 sq ft
Second	17,718 sq ft
Total	50,040 sq ft

VIEWING

Strictly by prior appointment:

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