

SEEBECK HOUSE,  
1 SEEBECK PLACE, KNOWLHILL,  
MILTON KEYNES, MK5 8FR

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## Office To Let

An opportunity to rent an office suite within a high-quality office building close to central Milton Keynes.

**1,581 sq ft (146.88 sq m)**



For further information please contact:

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## LOCATION

Seebeck House is located 5 minutes from central Milton Keynes, providing over 250 shops, restaurants and leisure facilities. The Hub, which is situated within walking distance is home to over 20 bars, cafes, restaurants and hotels.

The building is also located a short 5 minutes drive to MK1 Retail Park which is home to the MK Dons and Hilton Hotel as well as big brand names such as M&S, River Island and Next. The building is located a 12 minute walk from Milton Keynes Train Station, and is integrated into the Milton Keynes cycle redway.

Milton Keynes benefits from one of the most regular rail services to London Euston with journey times as short as 33 minutes. Services to Birmingham (40 mins) and the North are also just as frequent. Road access to Junctions 13 & 14 of the M1 motorway is available within 10 minutes by dual carriageway, which in turn gives accessibility to London Luton (34 mins) and London Heathrow (62 mins)

## AVAILABILITY

Building	Floor	Size	Rent psf
South Wing	Ground	1,581 sq ft	£21.50

## DESCRIPTION

The available suite is positioned on the ground floor of the South Wing of Seebeck House.

Seebeck House comprises a high quality self contained office building totalling 40,248 sq ft arranged over ground and three upper floors.

The building provides open plan office accommodation and benefits from two cores allowing maximum flexibility. Internally, the suite benefits from the following specification:

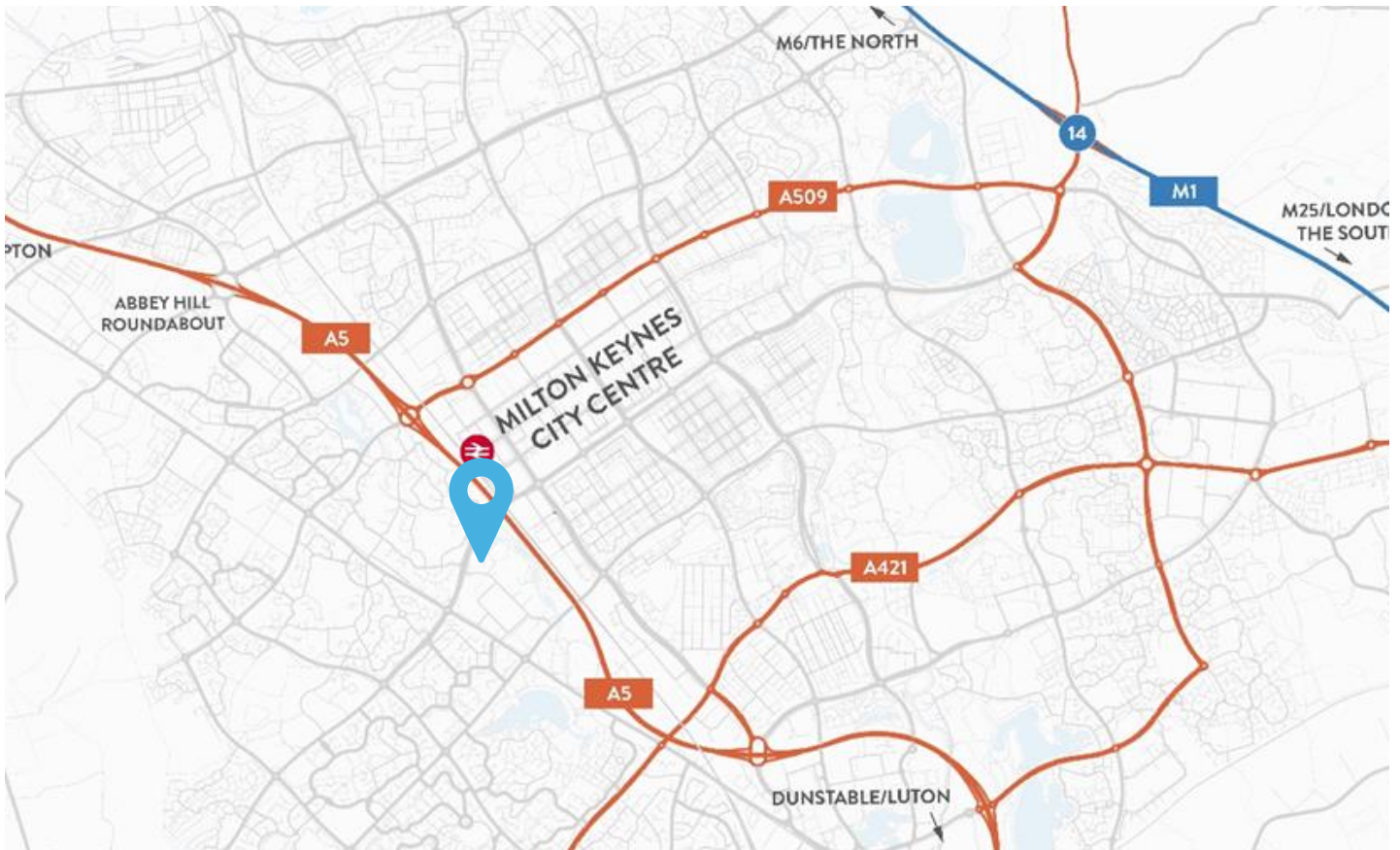
## SPECIFICATION

- On site cafe/restaurant
- Boardroom, offices and training areas available to hire by occupiers.
- Four pipe fan coil air-conditioning
- Fully accessible raised floor
- Suspended ceilings
- Clear floor to ceiling height of 2.65m
- Male, Female and Disabled WCs on each floor
- Shower facilities





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#### TERMS

A new effective FRI lease on terms to be agreed.

#### VAT

The tenant will be responsible for the payment of any VAT.

#### LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

#### VIEWING

Strictly by appointment through the joint agents, Bray Fox Smith and Kirkby Diamond.

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