

TO LET - OFFICE



Matrix House, First Floor South, 2 North Fourth Street, Milton Keynes,
Buckinghamshire MK9 1NJ

5,634 SqFt (523.4 SqM)

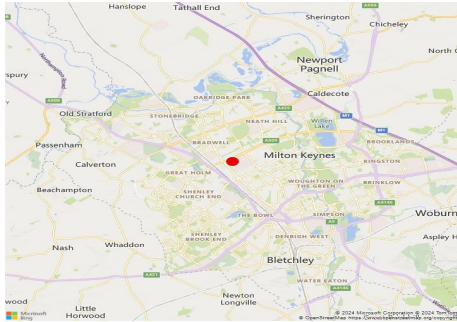
£81,693 per annum exclusive

- Refurbished Suite
- Modern Specification
- Cost Effective
- Suitable for a Variety of Uses

Location

The property occupies a prominent position on the corner of North Fourth Street and North Row, with immediate access to the Centre:MK.

Located a short distance from the property are the hotel, conference facilities, bars and restaurants within The Hub. Milton Keynes Central railway station is situated approximately 10 minutes walk from the property.



Description

INDICTIVE PHOTOS. Photos are of the Ground Floor which indicate the standard of the refurbishment works too take place.

A modern detached office building over three floors offering six suites of offices located in the centre of Milton Keynes and within walking distance of the shopping centre.

Milton Keynes railway station is within 10 minutes walk providing fast access to London and Birmingham/Liverpool to the north. Virgin railway and Midlands Mainline are the franchise operators serving this station.

Matrix House offers larger open plan office floor plates from 4,250 sq ft to 6,500 sq ft (655 sq m) with raised floors, air conditioning, lifts and some parking.



Accommodation

A first floor office suite comprising the following specification

To be fully refurbished with new carpets and staff kitchen

Suspended ceilings

LED lighting

Raised floor system with floor boxes

Air conditioning

Entry phone

Reception and staff WCs

Floor Area (NIA)

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition

Accommodation	sq ft	sq m
Total Area	5,634	523.4

Areas quoted are approximate and should not be held as 100% accurate.

TENURE

The premises are to be let on a full repairing and insuring lease for a term to be agreed at a rent of £81,693 per annum + VAT

Business Rates

Rateable Value: Approx £61,000

Interested parties are advised to contact the relevant Local Authority

Further Information

Viewing strictly by appointment:

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