

# CBX II

406-432 MIDSUMMER BOULEVARD • MILTON KEYNES

PRESTIGIOUS OFFICE SPACE IN THE CENTRAL BUSINESS DISTRICT



**IMPRESSIVE OFFICE  
ACCOMMODATION  
IN THE HEART OF  
CENTRAL MILTON KEYNES**

# SPECIFICATION



AIR  
CONDITIONING  
THROUGHOUT



RAISED  
FLOORS



EPC  
RATING B



SUSPENDED  
CEILINGS



LED  
LIGHTING



DEMISED  
WCs



REFURBISHED  
RECEPTION



SECURE CAR  
PARKING



SECURE  
BIKE AND  
MOTORBIKE  
PARKING



ADJACENT TO  
THE HUB:MK  
RESTAURANTS,  
HOTELS AND  
LEISURE



LIFT  
ACCESS



SHOWER  
FACILITIES





## RESTAURANTS & FAST FOOD

- |                     |                      |
|---------------------|----------------------|
| 1 SUBWAY            | 11 BROWN'S           |
| 2 GREGGS            | 12 NANDO'S           |
| 3 SIZZLING GRILLZ   | 13 MAAYA             |
| 4 OLIVE TREE        | 14 AKASAKA           |
| 5 THAI MODERN       | 15 MIDDLETONS        |
| 6 LAS IGUANAS       | 16 KOKORO            |
| 7 ZIZZI             | 17 WAGAMAMA          |
| 8 ALPHA AT OSCARS   | 18 MADE IN SUD PIZZA |
| 9 BRASSERIE BLANC   | 19 BYRON             |
| 10 SLUG AND LETTUCE | 20 FIVE GUYS         |

## GYMS & WELLNESS

- |                 |                   |
|-----------------|-------------------|
| 1 SPORT CENTRAL | 3 F45             |
| 2 THE GYM       | 4 NUFFIELD HEALTH |

## SHOPPING

- |                   |                 |
|-------------------|-----------------|
| 1 THE HUB         | 3 THE CENTRE:MK |
| 2 MIDSUMMER PLACE |                 |

## COFFEE & CAFES

- |                     |                       |
|---------------------|-----------------------|
| 1 STARBUCK'S COFFEE | 8 CARLO'S COFFEE BAR  |
| 2 COSTA COFFEE      | 9 UPPER REGENCY CAFE  |
| 3 PUMPKIN           | 10 THE GREEN ELEPHANT |
| 4 AMT COFFEE        | 11 CORNERSTONE CAFE   |
| 5 GREEN CUP CAFFÈ   | 12 BON VIVEUR         |
| 6 MORRISONS CAFE    | 13 CAFE W             |
| 7 BOGOTA COFFEE CO  | 14 ORI CAFFÈ          |

## ENTERTAINMENT

- |                  |             |
|------------------|-------------|
| 1 PLANET ICE     | 3 SNOWZONE  |
| 2 HOLLYWOOD BOWL | 4 CINEWORLD |



10 MINS  
TO MK STATION

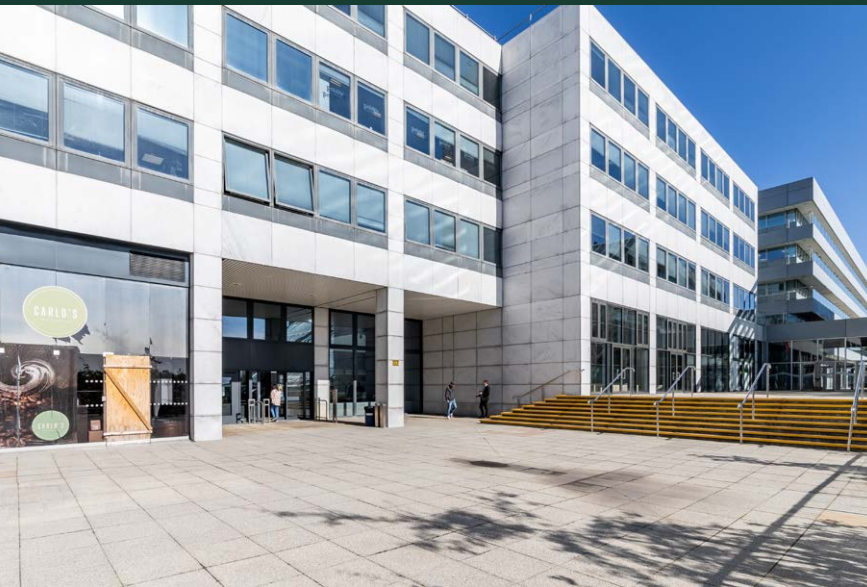


# BUSINESS CENTRED

The office suites within this prominent well located building in the central business district are situated on the third floor of CBXII East. The suites have the capability of being occupied individually or combined to provide a larger floor plate.

The suites benefit from the following specification:

- **Air conditioning**
- **Full access raised flooring**
- **Staffed reception**
- **2 x 6-person passenger lifts**
- **Self contained WCs (suite dependent) including disabled WC and shower**
- **Secure parking, allocated in the multi-storey car park providing a parking ratio of 1 space per 275 sq ft**

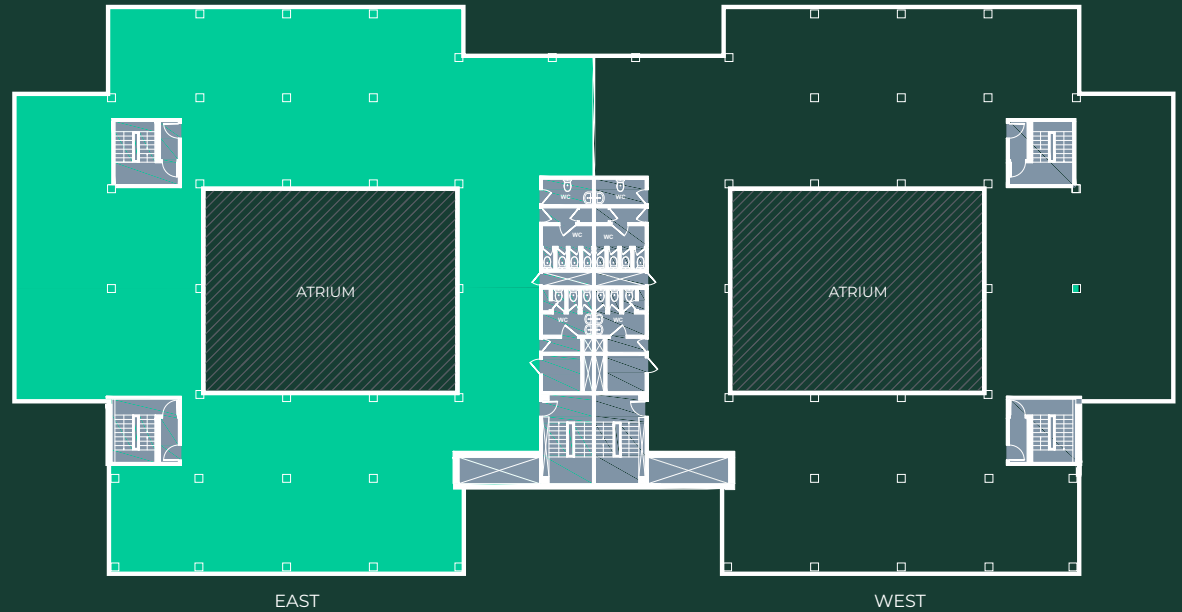


# ACCOMMODATION

The vacant refurbished suites, ready for occupation have new carpeting and are presented with an open plan layout.

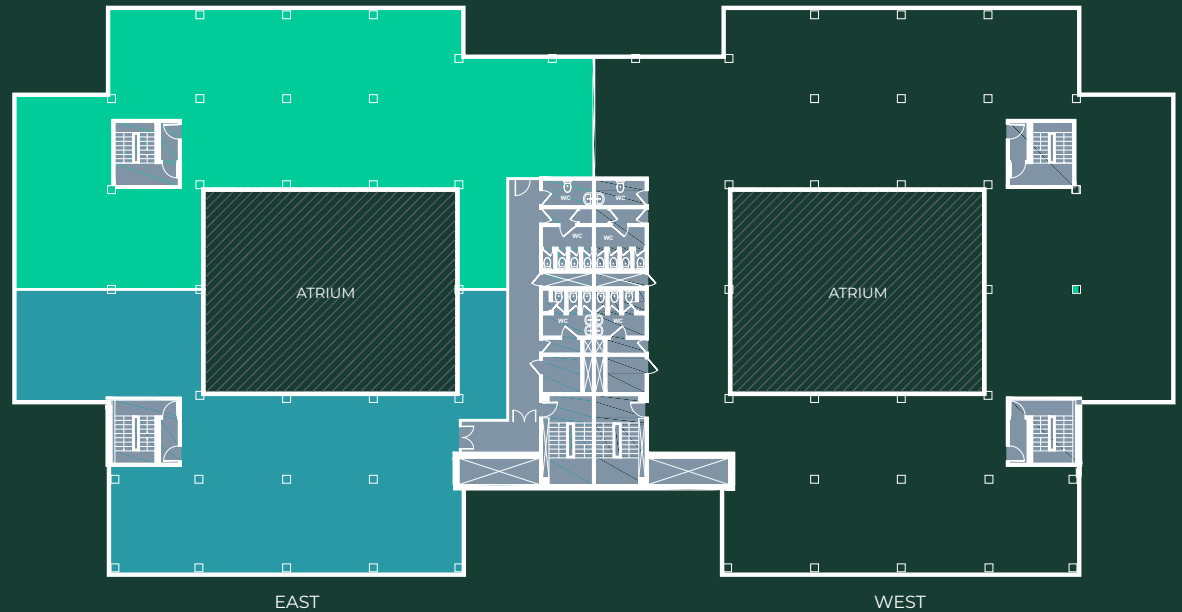
## 2nd Floor

Availability	Sq ft	Sq m
From March 2025	13,019	1,210



## 3rd Floor

Availability	Sq ft	Sq m
Available immediately	6,884	640
From March 2025	5,477	509



# ACCOMMODATION

## Mezzanine

Availability	Sq ft	Sq m
From January 2025	6,887	640





# CBX II

For further information or to arrange a viewing please contact:



**01908 678 800**  
[www.kirkbydiamond.co.uk](http://www.kirkbydiamond.co.uk)

**Nick Bosworth**

[nick.bosworth@kirkbydiamond.co.uk](mailto:nick.bosworth@kirkbydiamond.co.uk)

01908 558 746

**Matthew Bowen**

[matthew.bowen@kirkbydiamond.co.uk](mailto:matthew.bowen@kirkbydiamond.co.uk)

01727 222 181