

# Serviced Offices To Let



Cubix  
Noble House  
Capital Drive  
Linford Wood  
Milton Keynes  
MK14 6QP

- 24/7 access
- Car park with EV charging points
- Manned Reception
- CCTV in all common areas
- Meeting Rooms

## Location

Situated on Capital Drive in Linford Wood, Noble House is well located with Central Milton Keynes approximately 5 minutes away. Central Milton Keynes Railway station provides access to London in just over 30 minutes, as well as rail services to Birmingham, Cambridge and beyond. Excellent access is provided via road links with the M1 (J14) and the A5 within close proximity.

## Description

Noble House is an attractive modern three storey office building that is currently undergoing an extensive refurbishment and benefits from excellent natural light throughout. The suites on offer provide vibrant, fully furnished flexible space from 2 - 200 desks. Tenants who sign up early can benefit from incentivised desk rates and free parking for the first six months after the centre opens. The leases are based on rolling monthly contracts offering tenants the desired flexibility in the current market.

## Terms

The premises are available on a per desk basis please call for availability.

## VAT

Intending occupiers should satisfy themselves as to the incidence or otherwise of VAT on this transaction.

## Business Rates

Rateable Value - £ - TBC

Interested parties are advised to contact the relevant Local Authority.

## EPC

TBC

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## Accommodation

- Suite 100 – has its own kitchen, 3 internal offices and break out space
- Suite 101 – 10 desk suite
- Suite 104 – 10 desk suite
- Suite 105 – 4 desk suite
- Suite 107 – 9 desk suite
- Suite 108 – 9 desk suite
- Suite 203 – 10 desk suite
- Suite 301 & 302 – 26 desk suite
- Suite 303 – 10-12 desk suite
- Fully equipped kitchen
- Breakout areas
- Fully air conditioned in each room
- Stable wi-fi
- Flexible contract

## Accommodation

	Sq Ft	Sq M
Suite 100 available Q1 2025	2,500	232.25
Suite 101 available Q1 2025	484	45
Suite 104 available Q1 2025	441	43
Suite 105 available Q1 2025	258	24
Suite 107 available Q1 2025	355	33
Suite 108 available Q1 2025	376	35
Suite 203	452	41.99
Suite 206 available Q1 2025	344	31.95
Suite 301 & 302	1,141	106.00

## Viewings

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