

# TO LET

452 Sq Ft (41.99 Sq M)

- Noble House is an attractive modern three storey office building that is currently undergoing an extensive refurbishment and benefits from excellent natural light throughout.
- Leases offered on rolling monthly contracts offering tenants the desired flexibility in the current market.
- Available Q1 2025



## Suite 303 Noble House

Capital Drive, Linford Wood, Milton Keynes, MK14 6QP





## LOCATION

- Situated on Capital Drive in Linford Wood, Noble House is well located with Central Milton Keynes approximately 5 minutes away.
- The 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.

 what3words  
///disco.trickles.window

 Google Maps  
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## DESCRIPTION

- AVAILABLE MARCH 2025
- 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 suite on offer provides a vibrant, fully furnished flexible space.
- - 10-12 desk suite
  - Furnished office
  - Car park with EV charging points
  - Fully equipped kitchen
  - Breakout areas
  - 24/7 access
  - Manned reception
- - CCTVs in all common areas
  - Fully Air conditioned in each room
  - Stable wi-fi
  - Meeting Rooms
  - FLEXIBLE contract
  - Business rate
  - Utilities bills
  - Car park spaces
- The leases are based on rolling monthly contracts offering tenants the desired flexibility in the current market.

## ACCOMMODATION

Total	41.99 SQ M	452 SQ FT
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\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: TBC

## CONTACT:

 **NICK BOSWORTH**  
07721 128 798 Nick.Bosworth@kirkbydiamond.co.uk

 **TATE JAMES**  
07810 746 885 tate.james@kirkbydiamond.co.uk

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