

# TO LET

5,634 Sq Ft (523.4 Sq M)

- › Refurbished Suite
- › Modern Specification
- › Cost Effective
- › Suitable for a Variety of Uses
- › Close to Centre:MK and Mainline Station



## Matrix House

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

**>D KirkbyDiamond**

Contact: Nick Bosworth or Tate James

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[kirkbydiamond.co.uk](http://kirkbydiamond.co.uk)





## 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.
- Mixture of offices and residential surrounding.
- Public car parking immediately to the front of the building.

 what3words

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 Google Maps

[Click here](#)



## DESCRIPTION

- The first floor has received a comprehensive refurbishment including carpeting, and internal redecoration.
- 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.
- 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.
- Two lifts serving the 1st and 2nd Floors.

## TERMS

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

## ACCOMMODATION

Total	523.4 SQ M	5,634 SQ FT
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\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

**Business Rates:** From enquiries we understand that for the current year the rateable value is £62,500 per annum with rates payable in the order of £34,125 per annum.

## CONTACT:



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