

**UNDER REFURBISHMENT
TO GRADE A STANDARD**



MOORGATE HOUSE

SILBURY BOULEVARD • MILTON KEYNES • MK9 1JL

TO LET: GRADE A OFFICE SPACE 1,000 - 11,171 SQ FT





Introducing Moorgate House

Moorgate House is a prominent office building situated at the heart of the central business district. The building reception has been extensively refurbished upgrading the sense of arrival.

The first floor is undergoing full refurbishment to Grade A standard to include air conditioning throughout, LED lighting, raised access floors, WC refurbishment, shower provision and new carpeting.

The building has attracted a high calibre of occupiers including:

Handelsbanken

tollers
solicitors

SUNGROW



Premium facilities



GRADE A
REFURBISHMENT



AIR CONDITIONING
THROUGHOUT



SUSPENDED
CEILINGS



LIFT
ACCESS



REFURBISHED
RECEPTION



RAISED
FLOORS



DEMISED
WCs



SHOWER
PROVISION



PRIVATE
PARKING



EPC: TBC POST-
REFURBISHMENT



POWER FROM
100% RENEWABLE
SOURCES



FLEXIBLE
FLOOR PLATE



PIR
LIGHTING



MAIN BOULEVARD
LOCATION



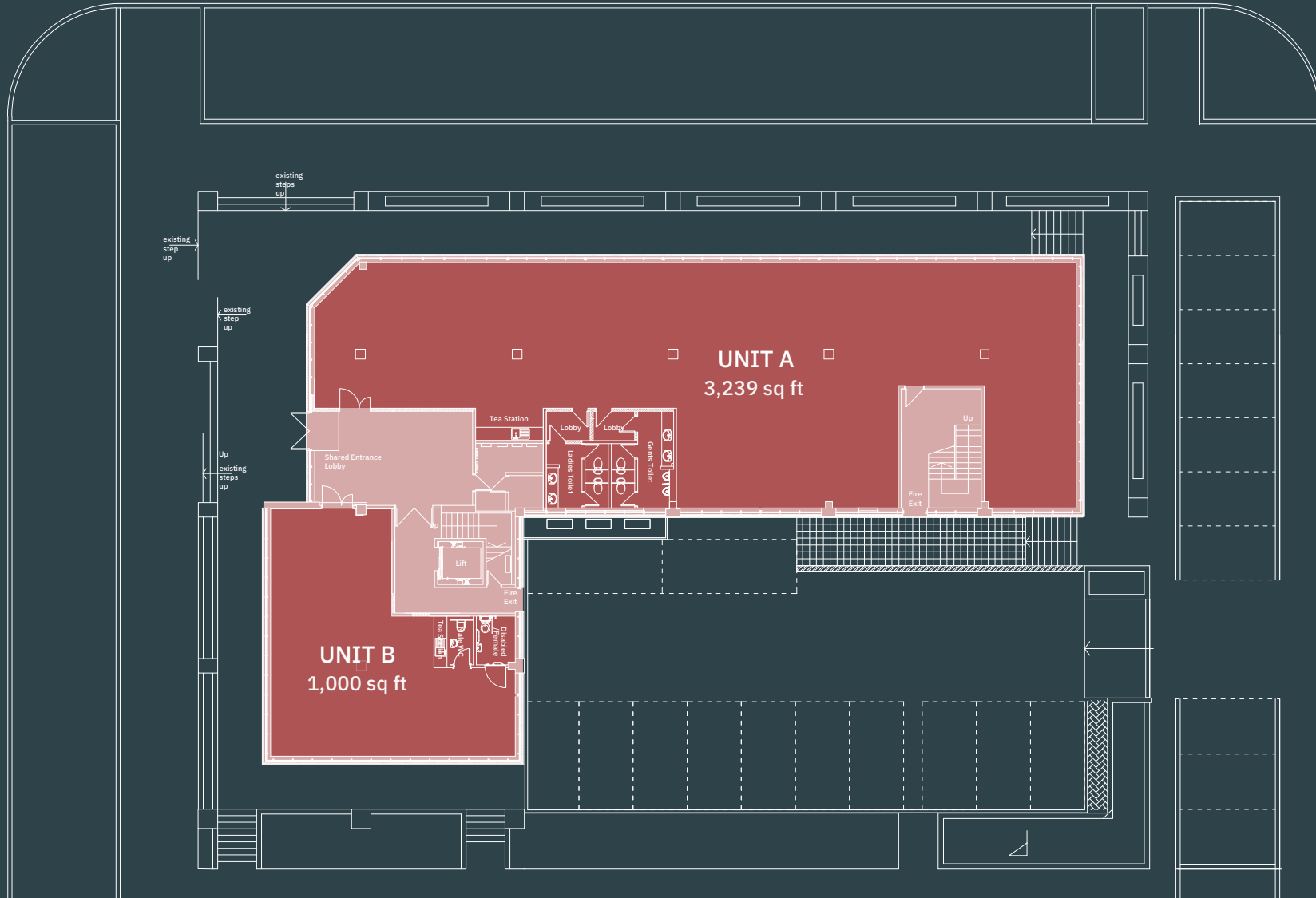
SECURE ACCESS
SYSTEM



INDICATIVE IMAGE OF SECOND FLOOR

Ground Floor - 1,000 - 4,239 sq ft

North Third Street

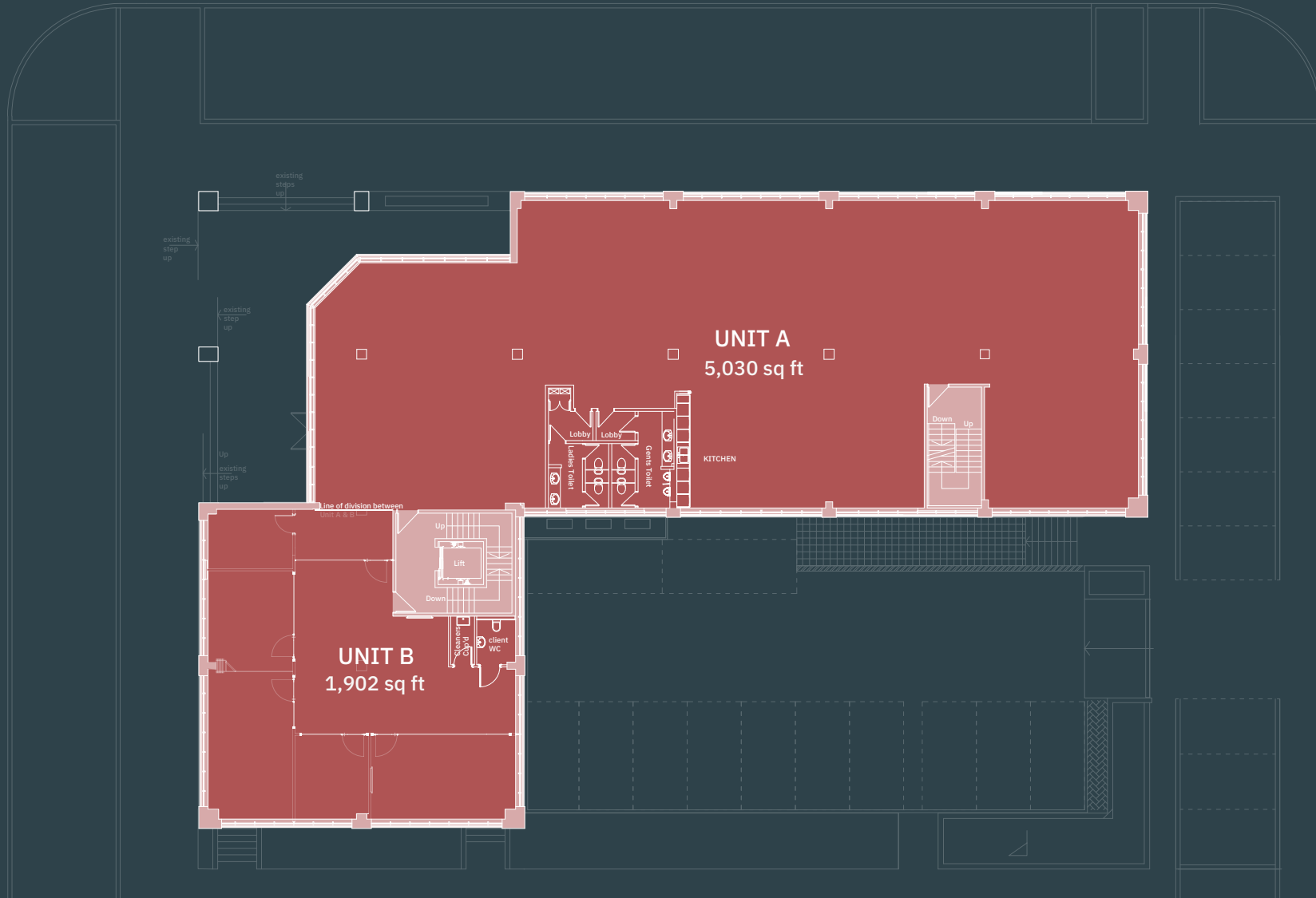


GROUND FLOOR PLAN & PARKING



First Floor - 1,902 - 6,932 sq ft

North Third Street






Prime location

Moorgate House is located less than a 10 minute walk of Milton Keynes mainline railway station giving direct access to London within a journey time of 33 minutes.

 **Moorgate House**

 **Central Station**


 **Bus Station**


1 Centre:MK

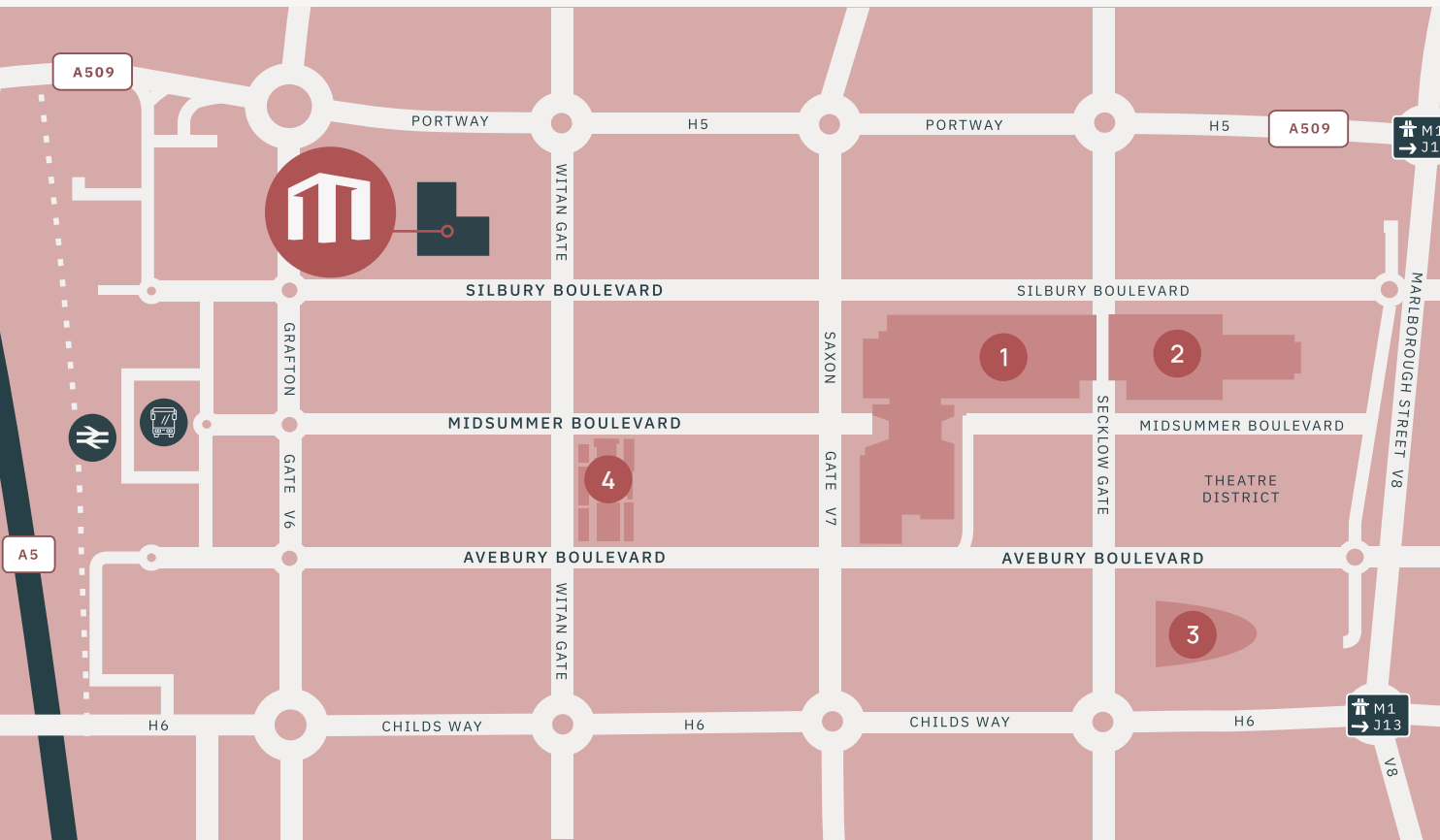
2 John Lewis

3 XSCAPE

4 The Hub

 **What 3 Words**
resurgent.bronzer.minds

 **Google Maps Link**
Moorgate House
Milton Keynes
MK9 1JL



The City offers a fantastic work life balance with over 6,000 acres of parkland and green space

Bars & Restaurants

- | | |
|-------------------|--------------------------|
| 1 Thai Modern | 12 Slug & Lettuce |
| 2 Olive Tree | 13 Blossom Room |
| 3 Bar & Block | 14 BrewDog |
| 4 Brasserie Blanc | 15 All Bar One |
| 5 DeRoka | 16 Be At One |
| 6 Zizzi | 17 Harrods Champagne Bar |
| 7 Las Iguanas | 18 Midsummer Tap |
| 8 Browns | 19 Revolución de Cuba |
| 9 Akasaka | 20 Revolution |
| 10 Wagamama | 21 Fourteen |
| 11 Wetherspoons | 22 Urban Food Market |

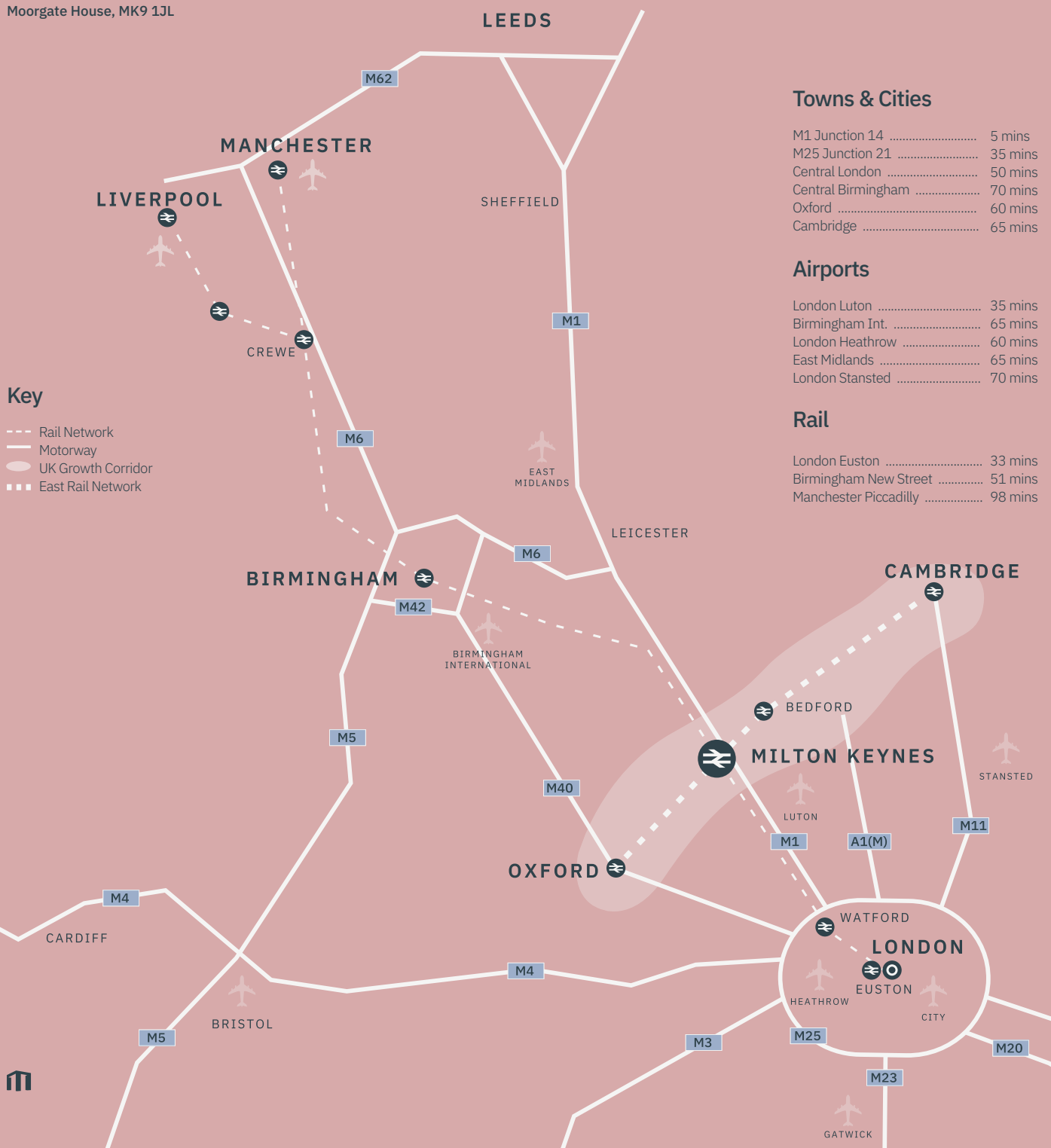
Gyms & Wellness

- | | |
|-----------------|-------------------------|
| 1 The Gym Group | 3 Bannatyne Health Club |
| 2 Body Street | 4 F45 Training |

Coffee

- | | |
|----------------------|----------------------|
| 1 Lake Street Coffee | 8 Carlo's Coffee Bar |
| 2 Bogota Coffee Co. | 9 Cornerstone Cafe |
| 3 Costa | 10 Caffè Nero |
| 4 Starbucks | 11 Ori Caffè |
| 5 Upper Regency | 12 Cafe W |
| 6 Calabria Coffee | 13 Lavazza Coffee |
| 7 BV Coffeehouse | 14 XpressoNet |





Key

- Rail Network
- Motorway
- UK Growth Corridor
- East Rail Network

Towns & Cities

M1 Junction 14	5 mins
M25 Junction 21	35 mins
Central London	50 mins
Central Birmingham	70 mins
Oxford	60 mins
Cambridge	65 mins

Airports

London Luton	35 mins
Birmingham Int.	65 mins
London Heathrow	60 mins
East Midlands	65 mins
London Stansted	70 mins

Rail

London Euston	33 mins
Birmingham New Street	51 mins
Manchester Piccadilly	98 mins

Strategically Connected

Milton Keynes is at the centre of the ‘Oxford to Cambridge Growth Corridor’ and is well-placed to benefit from resulting future business growth with its continued success being declared a ‘national priority’ by the National Infrastructure Commission.

As the centre point between London, Birmingham, Oxford and Cambridge, this extraordinary connectivity affords direct access to a population of 18 million within a 1 hour drive time.

The city benefits from excellent road connections being adjacent to the M1 (Junction 14) which links to the M25 (Junction 21/21A) to the south and in turn the national motorway network. The A5 dual carriageway runs north-west to south-east through Milton Keynes enabling direct access to key towns in the surrounding area.





INDICATIVE IMAGES OF SECOND FLOOR



For further information or to arrange a viewing please contact:



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**Lambert
Smith
Hampton**

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MOORGATE HOUSE