



# MOORGATE HOUSE

SILBURY BOULEVARD • MILTON KEYNES • MK9 1JL

TO LET: GRADE A OFFICE SPACE 1,902 - 6,932 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 has undergone a full refurbishment to Grade A standard and includes air conditioning throughout, LED lighting, raised access floors, WC refurbishment, shower and fitted meeting rooms.

**The building has attracted a high calibre of occupiers including:**



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### Handelsbanken

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**core**  
highways

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**SUNGROW**

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**Pictons**  
SOLICITORS LLP

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# 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

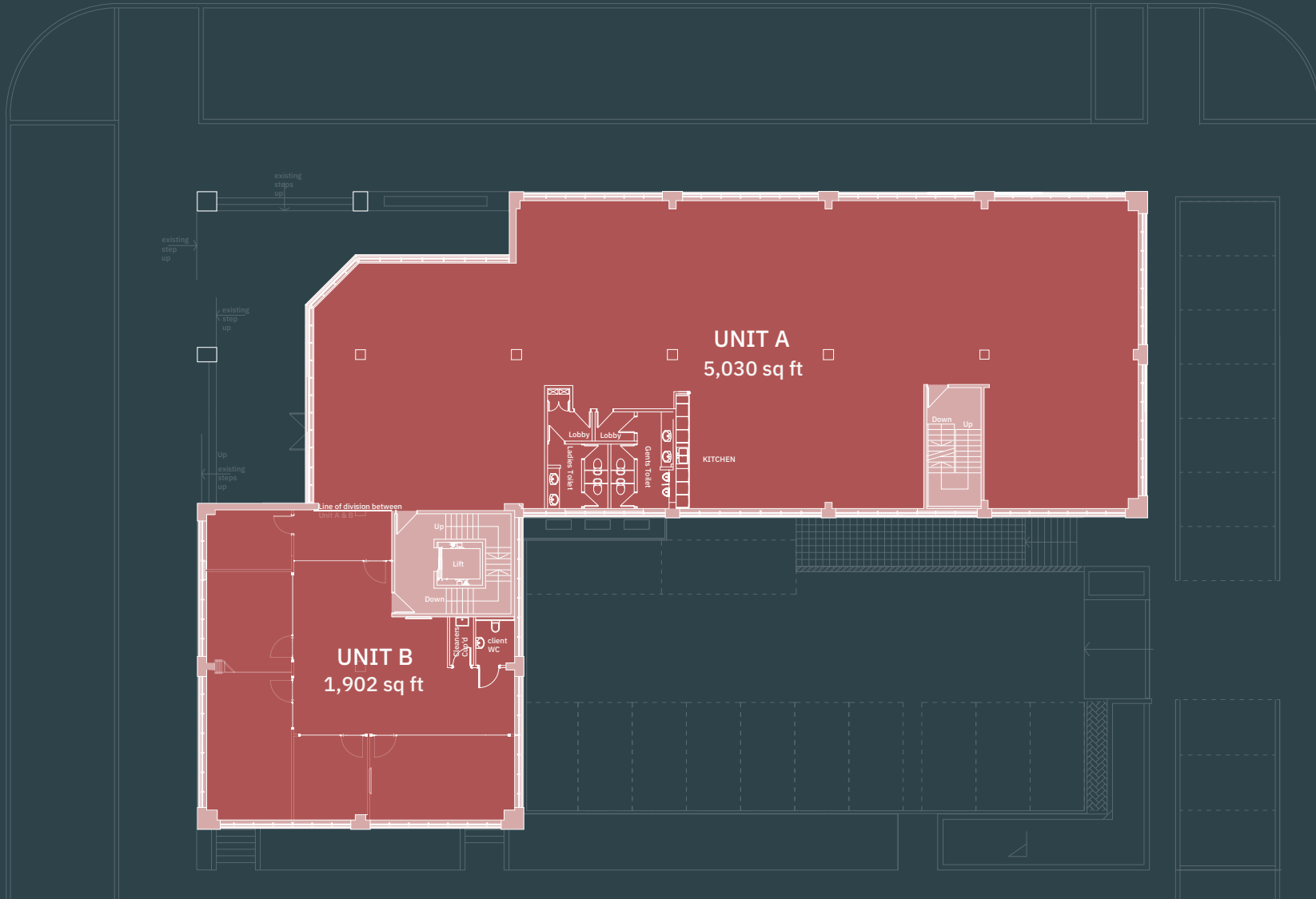


SECURE ACCESS  
SYSTEM



# 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

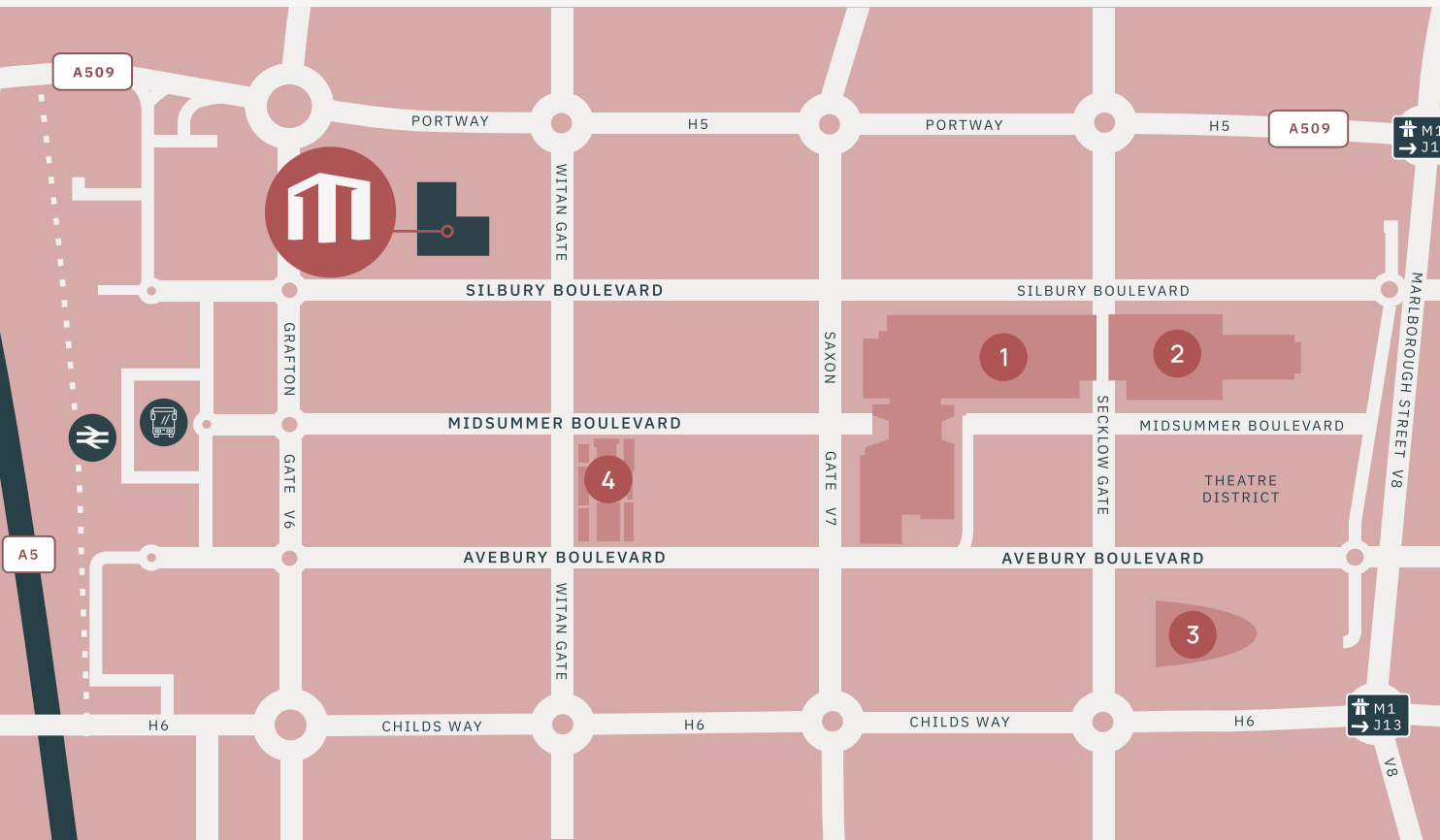
 2 John Lewis

 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     |

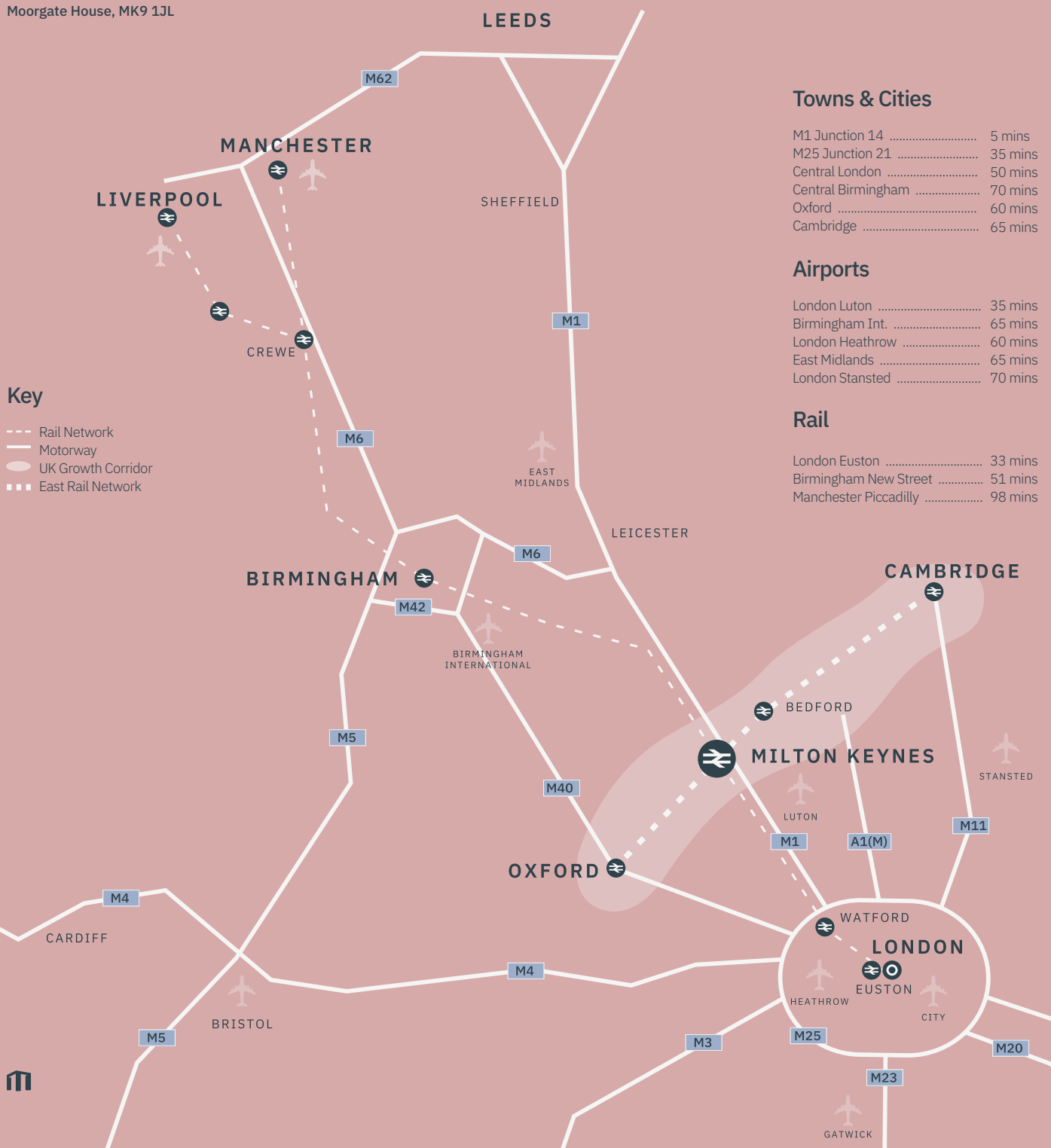
## Gyms & Wellness

- |                 |                         |
|-----------------|-------------------------|
| 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.





# For further information or to arrange a viewing please contact:



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**MOORGATE HOUSE**