

TO LET

226 – 5,584 Sq Ft

(21 – 518.75 Sq M)

- › Serviced Office Space
- › Flexible Terms
- › Thoughtfully designed modern refurbished office suites
- › On-site support services and 24 hour access



CUBIX Noble House

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

Contact: Nick Bosworth or Tate James

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eddisons.com





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
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 Google Maps

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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.
- **Main amenities include:**
 - 121 potential desks
 - Internal kitchens
 - 3 internal offices
 - Meeting Rooms
 - Breakout areas
 - 24/7 access
 - Manned reception
 - Car park with EV charging points
 - CCTVs in all common areas
 - Fully air conditioned suites
 - Stable WI-FI
 - Business rate
 - Utility bills
 - EPC: B-33
- Suites 107 & 108 and suites 202 & 203 are available for combined rent. Suites 100 and 104 could be split and are to be built upon signing.
- Leases offered on rolling monthly contracts offering tenants the desired flexibility in the current market.
- The rateable value is £35,750. For the rates payable please contact us or www.voa.gov.uk

Accommodation (Net Internal Area*)

Suite 100	227.98 SQ M	2,454 SQ FT
Suite 104	40.97 SQ M	441 SQ FT
Suite 107	32.98 SQ M	355 SQ FT
Suite 108	34.93 SQ M	376 SQ FT
Suite 202	43.01 SQ M	463 SQ FT
Suite 203	42.92 SQ M	462 SQ FT
Suite 205	20.99 SQ M	226 SQ FT
Suite 207	34 SQ M	366 SQ FT
Suite 303	441 SQ M	441 SQ FT

*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

Contact:

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