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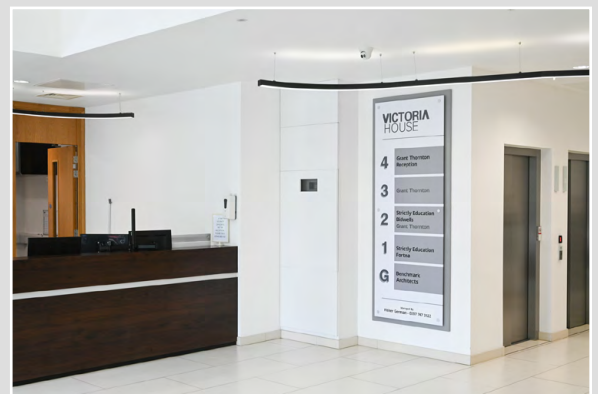
01908 224 760
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**PART 1ST AND 2ND FLOORS | VICTORIA HOUSE
AVEBURY BOULEVARD | CENTRAL MILTON KEYNES | MK9 1AU**

GRADE A FITTED OFFICE SUITES 2,066 - 6,473 sq ft (192 - 601 m²) TO LET

- Two office suites in Grade A office building.
- Prime location close to railway station and all city centre amenities.
- Ready to occupy with desks, meeting rooms, data cabling and kitchen facilities.
- LED lighting, air-conditioning and raised floors.
- Impressive atrium reception area.
- 7 allocated spaces in secure car park.





Description

Victoria House is a detached five storey office building, constructed to Grade A standard in 2018.

The property is accessed from Avebury Boulevard through an impressive atrium reception area. The ground floor reception facilities include two passenger lifts, shower facilities and secure bicycle parking.

The available office suites are situated on the 1st and 2nd floors of the property and benefit from an excellent level of natural light, floor-to-ceiling height of 2.92m and a high quality fit-out including glazed meeting rooms, kitchen/break-out facilities, computer network cabling, desks and soft seating.

There are 7 allocated spaces in the barrier-controlled car park to the rear of the property, along with plentiful public parking on Avebury Boulevard and Grafton Gate.

Highlights

- ✓ Two office suites in Grade A city centre office building
- ✓ Fully-fitted and ready to occupy
- ✓ Air-conditioning, LED lighting and raised floors
- ✓ Office suites available individually or combined
- ✓ 7 car parking spaces

Terms and Tenure

The office suites are available by means of an assignment or subletting of existing leases expiring 30th March 2033, subject to a tenant break option and rent review both effective 31st March 2028.

Rent

Part 1st Floor £119,610 pa exclusive, payable quarterly in advance.

Part 2nd Floor £55,782 pa exclusive, payable quarterly in advance.

Floor Area

	NIA (m ²) approx.	NIA (sq ft) approx.
Part 1st Floor	409	4,407
Part 2nd Floor	192	2,066
TOTAL	601	6,473

Business Rates

	Rateable Value 2023	Estimated Rates Payable (2025/26)
Part 1st Floor Victoria House	£72,000	£39,960
Part 2nd Floor Victoria House	£34,750	£17,375

EPC

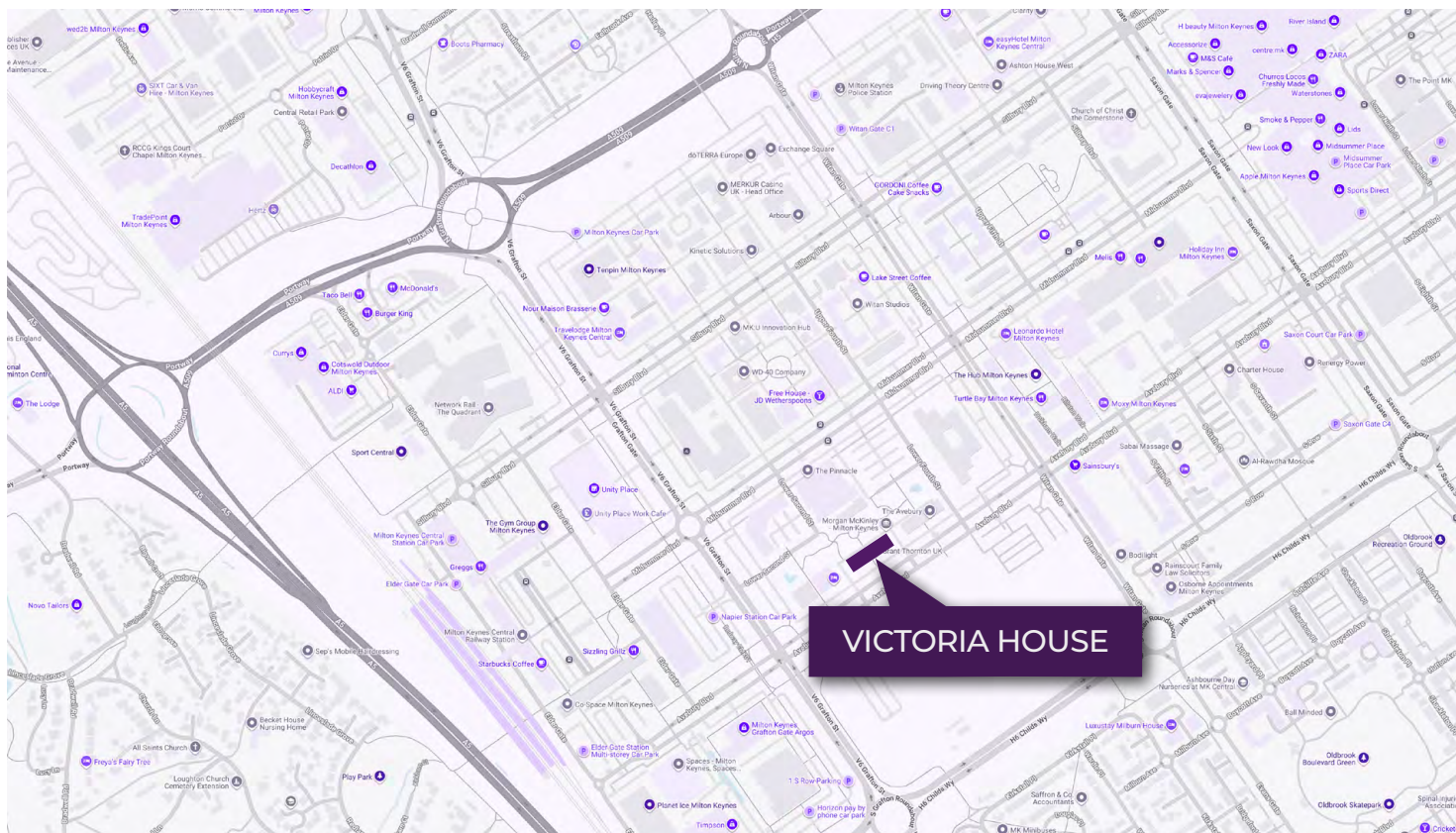
The property has an EPC asset rating of A(22).



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Location

Victoria House is situated on Avebury Boulevard, near its junction with Grafton Gate, within the core business district of the city centre. The property is approximately 5 minutes' walk from Milton Keynes Central railway station, 10 minutes' walk to The Hub:MK and 15 minutes' walk to The Centre:MK shopping mall. The property is adjacent to a Premier Inn hotel along with office premises at The Pinnacle and The Avebury. Grafton Park public gardens provide a tranquil backdrop at the rear of the property. Existing tenants in Victoria House include Grant Thornton, Fortna Consulting Engineers and Benchmark Architects.



Viewing and further information:



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