

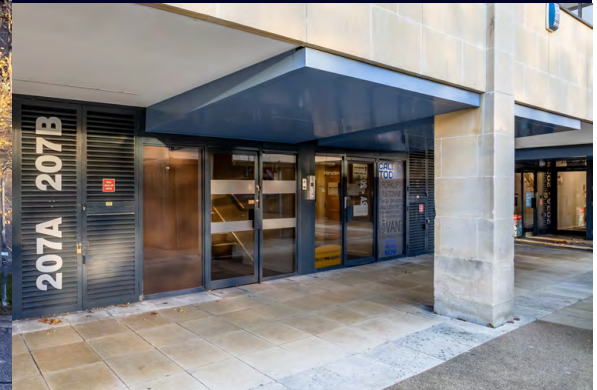
SOVEREIGN

COURT

CENTRAL MILTON KEYNES



*A unique opportunity in the centre of the UK's largest new city*

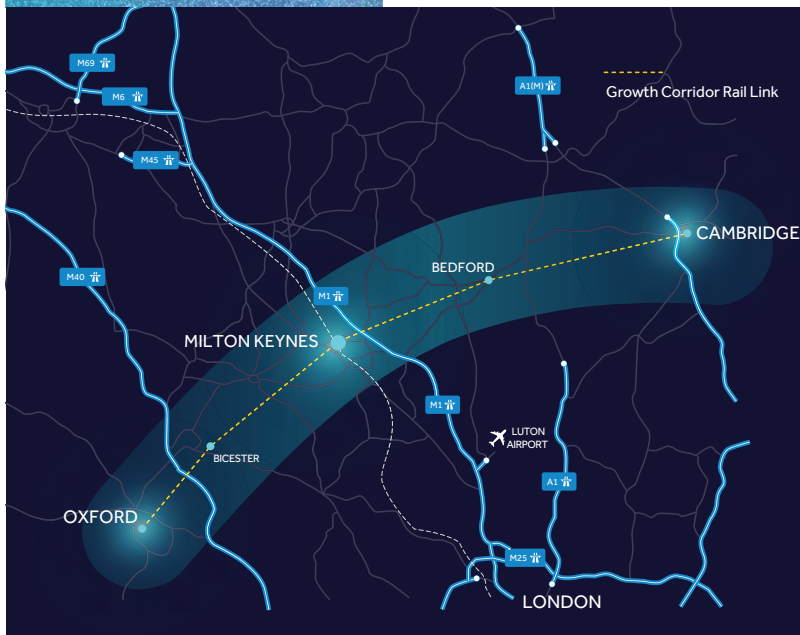


## LOCATION

Located at the centre of the UK's 'innovation corridor' stretching between Oxford and Cambridge, Milton Keynes is ideally positioned and impeccably connected to the rest of the UK, providing a stimulus for the city's constant growth, and a strong competitive advantage for businesses that choose to base themselves here.



## POSTCODE MK9 2HP



*Cafe culture on your doorstep*



NETWORK RAIL

SANTANDER

CENTRE:MK

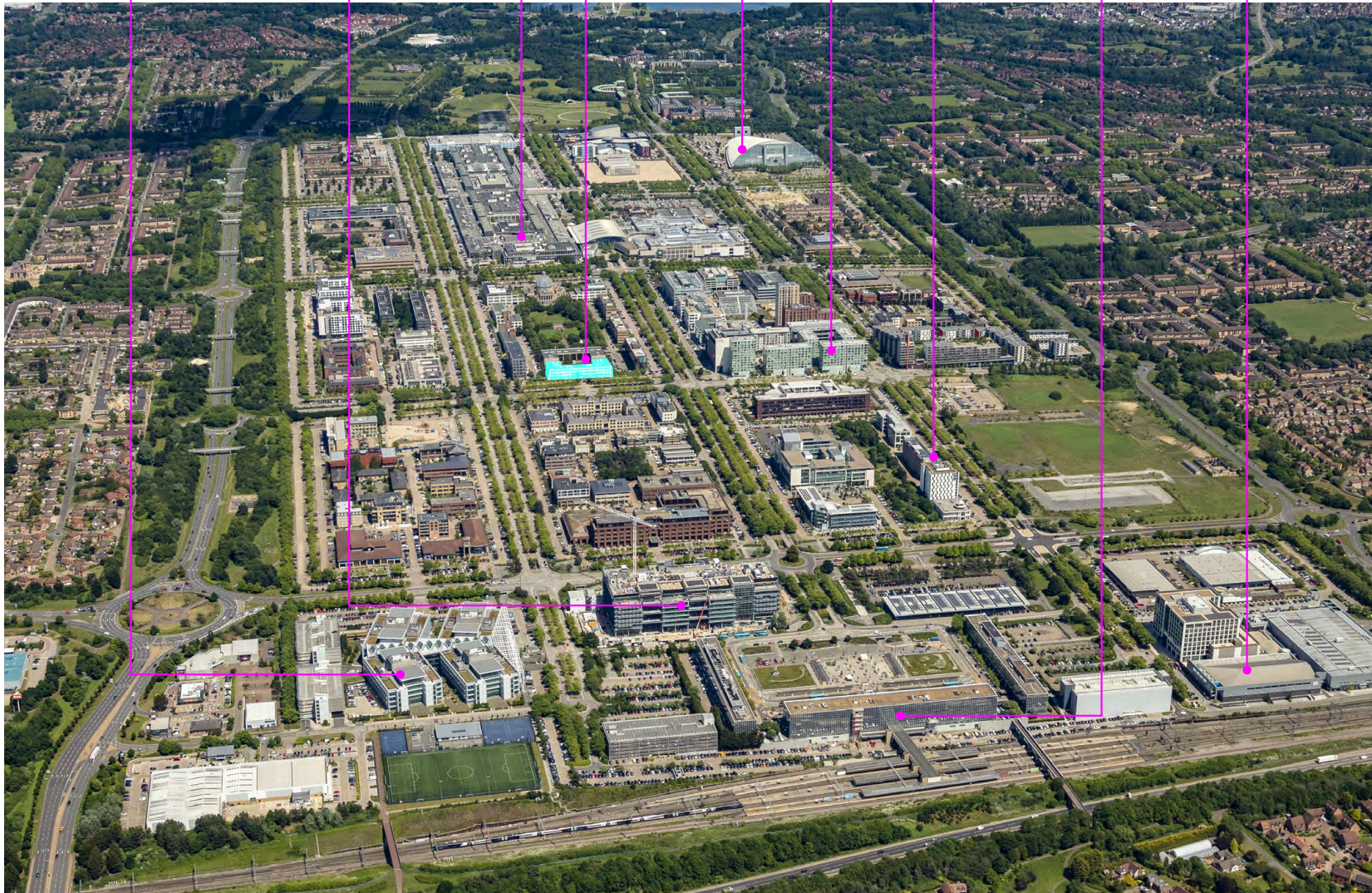
XSCAPE

THE HUB

GRANT THORNTON

MILTON KEYNES CENTRAL STATION

MORRISONS



*Prominent city centre location close to the heart of Milton Keynes, well placed for shopping, The Hub, restaurants and bars*

Sovereign Court is located on Witan Gate, between Silbury Boulevard and Midsummer Boulevard, within easy walking distance of both the shopping centre and Milton Keynes main line station. There are frequent trains to London Euston (35 minutes) and Birmingham.

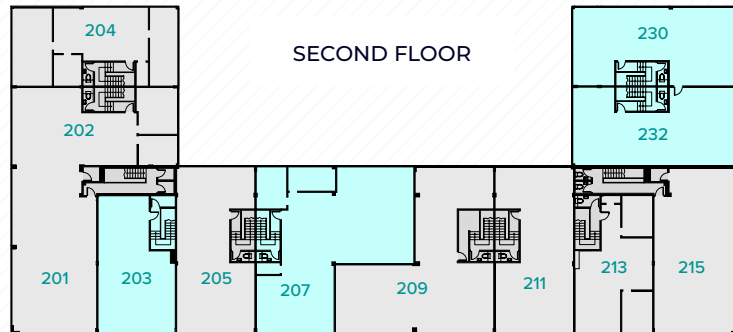
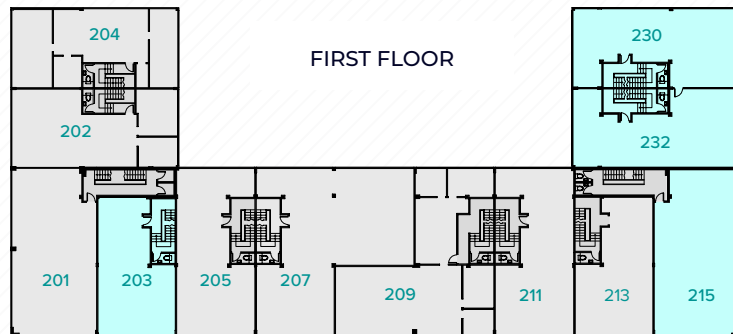
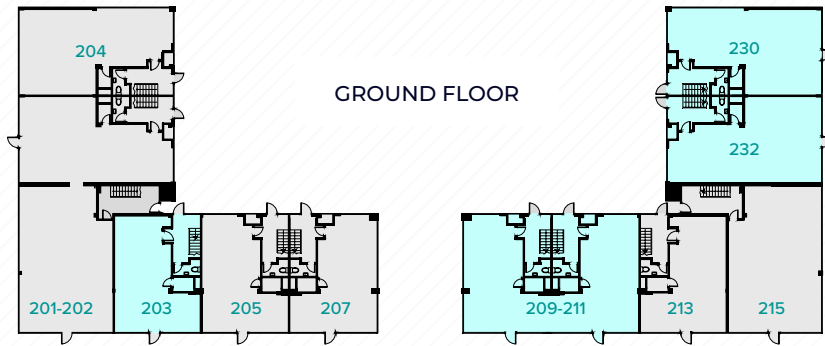
All the city centre amenities, for shopping, recreation and convenience foods are within walking distance.

## DESCRIPTION

With a prominent position fronting Witan Gate, Sovereign Court is a three-storey office building, clad in Bath stone, incorporating bronze tinted double glazed windows. The building has benefited from a recent investment programme which has included refurbishment of the internal common parts, along with upgrading vacant office suites with new LED lighting, kitchen facilities and internet connectivity.

Other suites have been left with existing layouts incorporating meeting rooms.





## CURRENT AVAILABILITY

### Ground Floor

203	565 sq ft
209-211	1,153 sq ft
230	822 sq ft
232	824 sq ft

### 1st Floor

203	809 sq ft
215	1,327 sq ft
230	1,030 sq ft
232	1,029 sq ft

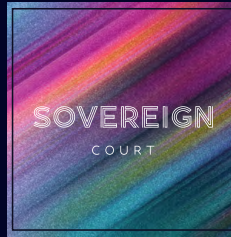
### 2nd Floor

203	844 sq ft
207	1,788 sq ft
230	1,068 sq ft
232	1,073 sq ft

### Ground, 1st and 2nd Floor

203	2,920 sq ft
230	2,942 sq ft
232	2,926 sq ft
215, 230-232	7,124 sq ft





SOVEREIGN COURT | WITAN GATE | CENTRAL MILTON KEYNES | MK9 2HP



### TERMS

The suites are available by way of new full repairing and insuring leases.

### RATES

It is the responsibility of the occupier to make their own enquiries by contacting Milton Keynes Council Business Rates Department on 01908 691691.

### EPCs

Available upon request for each office suite.

### VAT

All figures quoted are exclusive of any VAT that the landlord may choose or be obliged to charge. Any interested parties must satisfy themselves as to the applicable VAT position.

### LEGAL COSTS

Each party to bear their own legal costs in relation to any transaction.



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