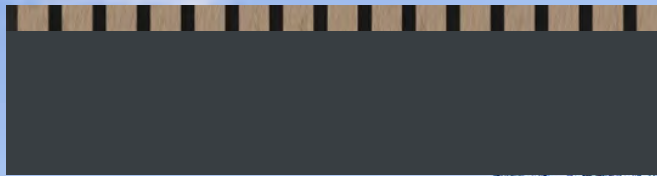


602

SOUTH SEVENTH STREET • CENTRAL MILTON KEYNES • MK9 2GL

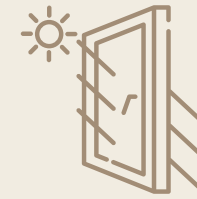
GRADE A OFFICES 1,732 - 4,218 SQ FT



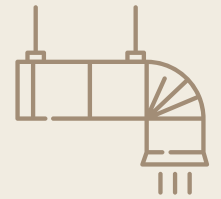
FULLY REFURBISHED



GRADE A OFFICE
SPACE IN PRIME CITY
CENTRE LOCATION



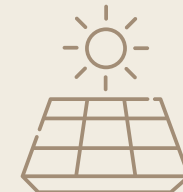
NEW ENERGY
EFFICIENT GLAZING
TO ALL ELEVATIONS



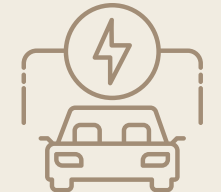
NEW
AIR-CONDITIONING
AND LED LIGHTING



NEW EXTENDED
RECEPTION AREA



NEW ROOF-MOUNTED
SOLAR PV ARRAY



NEW CAR PARKING
AREA WITH
EV CHARGING

CONNECTED & READY TO GO

The building has been fitted with a high-speed fibre optic internet connection enabling occupiers to be productive from day one.

602 South Seventh Street is a detached three-storey office building which has been comprehensively refurbished internally and externally including new air-conditioning, new LED lighting throughout, new raised access floors, new toilet facilities, new roof covering and the construction of a new extension to the front elevation providing a glazed entrance and reception area.





PRIORITISING SUSTAINABILITY, WELL-BEING, & EFFICIENCY

Several energy efficient, well-being and sustainability features have been incorporated into the specification.



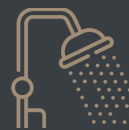
NEW ENERGY EFFICIENT GLAZING TO ALL ELEVATIONS



NEW ROOF-MOUNTED SOLAR PV ARRAY



REAR GARDEN WITH NEW PLANTING, DECKING AND LAWN AREAS



SHOWER FACILITIES ON EACH FLOOR

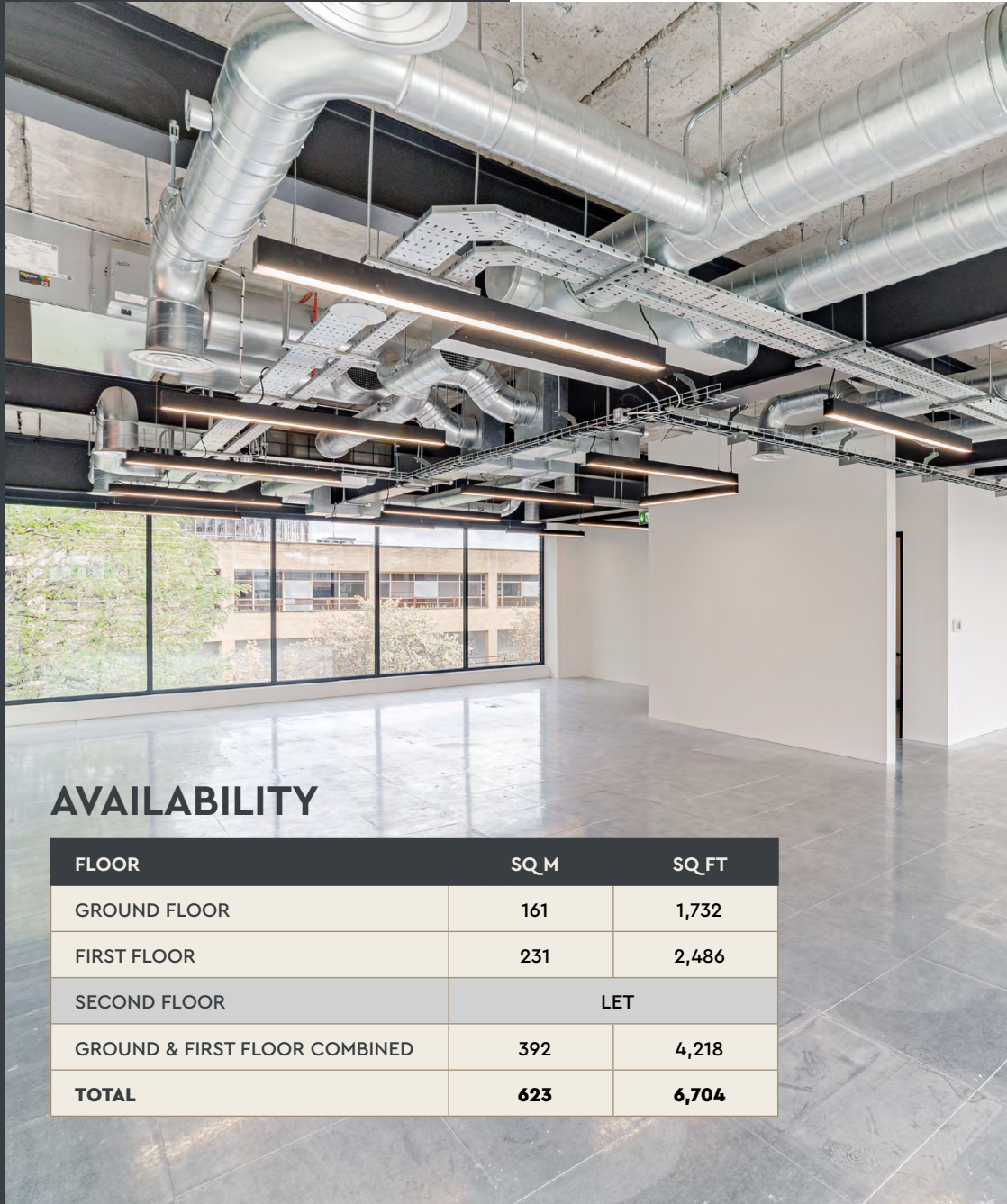


EV CHARGING POINTS IN THE CAR PARK



SECURE EXTERNAL CYCLE PARKING



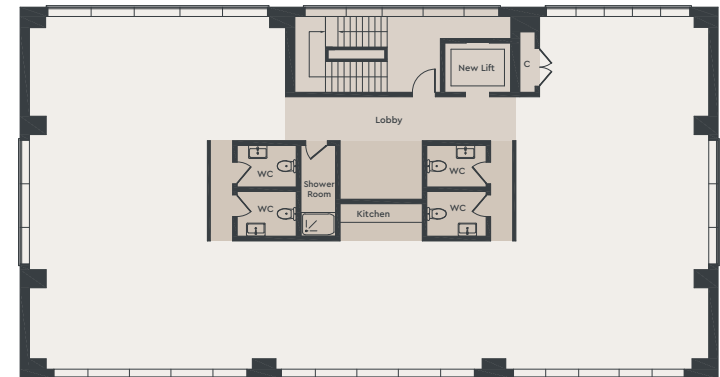


AVAILABILITY

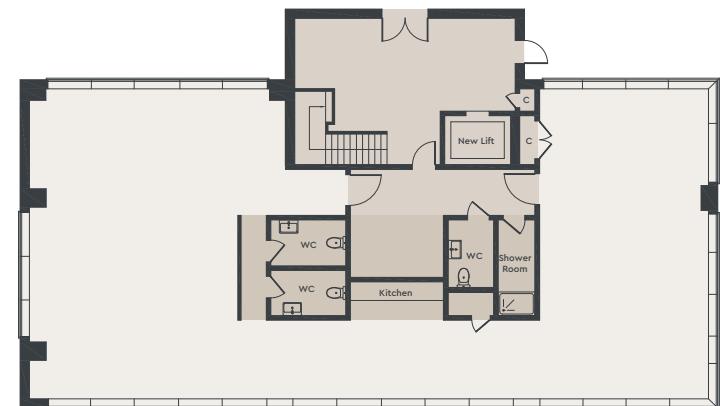
FLOOR	SQ_M	SQ_FT
GROUND FLOOR	161	1,732
FIRST FLOOR	231	2,486
SECOND FLOOR	LET	
GROUND & FIRST FLOOR COMBINED	392	4,218
TOTAL	623	6,704



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

LOCATION & LIFESTYLE

602 South Seventh Street occupies a prime location adjacent to Avebury Boulevard in the central business district of CMK. It is a short walk to major retail and leisure facilities at The Centre:MK, restaurants and hotels at The Hub:MK and MK Central railway station.

Bars & Restaurants

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

Gyms & Wellness

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

Coffee

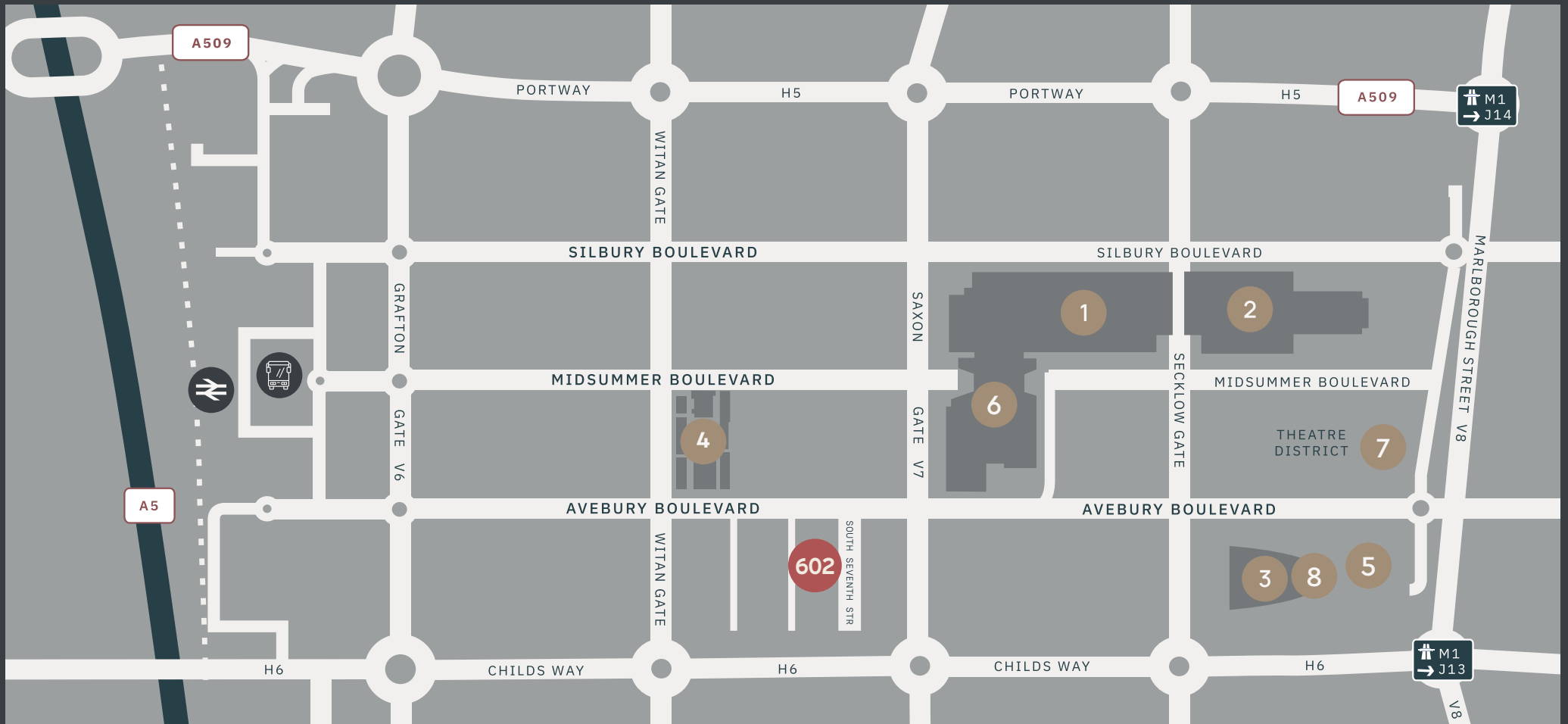
- | | |
|---------------------|----------------------|
| 1 Out Of Office | 8 Carlo's Coffee Bar |
| 2 Bogota Coffee Co. | 9 Cornerstone Cafe |
| 3 Costa | 10 Caffè Nero |
| 4 Starbucks | 11 Ori Caffè |
| 5 Upper Regency | 12 Cafe W |
| 6 Calabria Coffee | 13 Lavazza Coffee |
| 7 BV Coffeehouse | 14 XpressoNet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



PRIME LOCATION

Central Milton Keynes benefits from an abundance of food, retail and lifestyle amenities all within a short walk.

-  Central Station
-  Bus Station
- 1 Centre:MK
- 2 John Lewis
- 3 XSCAPE
- 4 The Hub
- 5 iFLY
- 6 Midsummer Place
- 7 Theatre District
- 8 Snozone



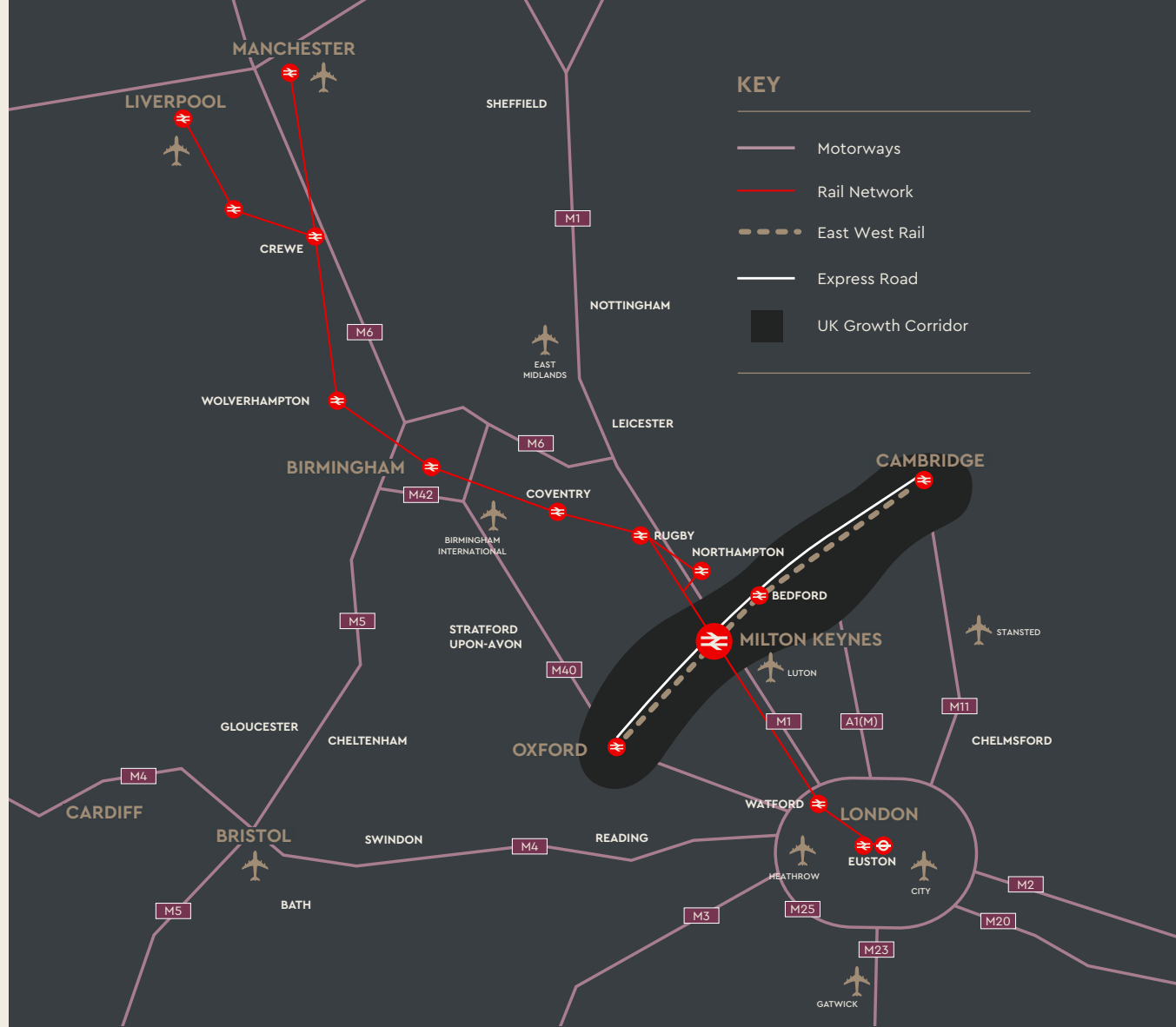
BETTER CONNECTED

Situated at the heart of the growth corridor, Milton Keynes is poised for further growth and will benefit significantly from major infrastructure improvements between Oxford and Cambridge.



The new fast rail link will directly connect the cities of Cambridge, Milton Keynes and Oxford, cutting current journey times in half.

Phase One from Oxford to Milton Keynes is due to be operational in 2025 and the entire line operational by 2030.



RAIL

London Euston	34 mins
Birmingham New Street	53 mins
Manchester Piccadilly	98 mins

Source: National Rail Enquiries

ROAD

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

Source: Google Maps

AIRPORTS

London Luton	36 mins
Birmingham International	70 mins
London Stansted	75 mins
London Heathrow	90 mins
London Gatwick	120 mins

Source: Google Maps

11 602 SOUTH SEVENTH STREET

JOHN
LEWIS



centre:mk
MILTON KEYNES

MIDSUMMER
PLACE

V7 SAXON GATE

602

AVEBURY BOULEVARD



602

SOUTH SEVENTH STREET



EPC

Grade A (15).

TERMS

The office space is available to let on new full repairing and insuring lease terms with a service charge payable for the maintenance and management of common parts.

VIEWING

For viewing and further information, please contact the sole agent:



Jonathan Whittle

M: 07798 804730

E: jonathan@louchshacklock.com

Luke Epps

M: 07522 084427

E: luke@louchshacklock.com

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