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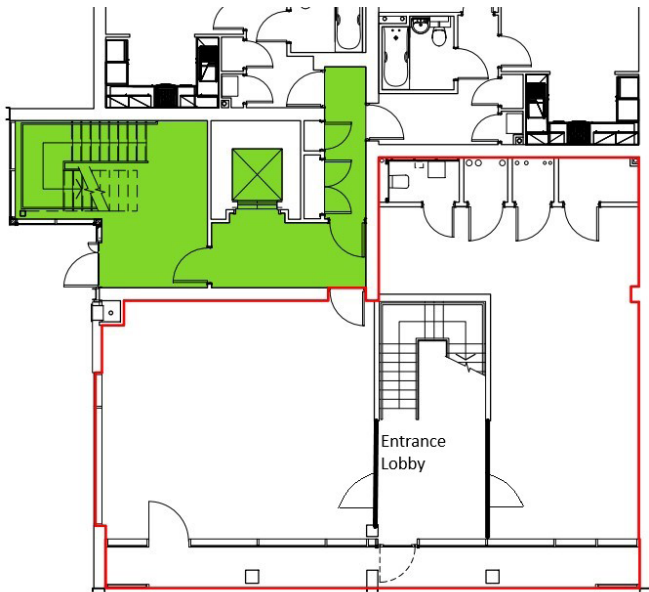


302 SOUTH ROW | CENTRAL MILTON KEYNES | MK9 2FR

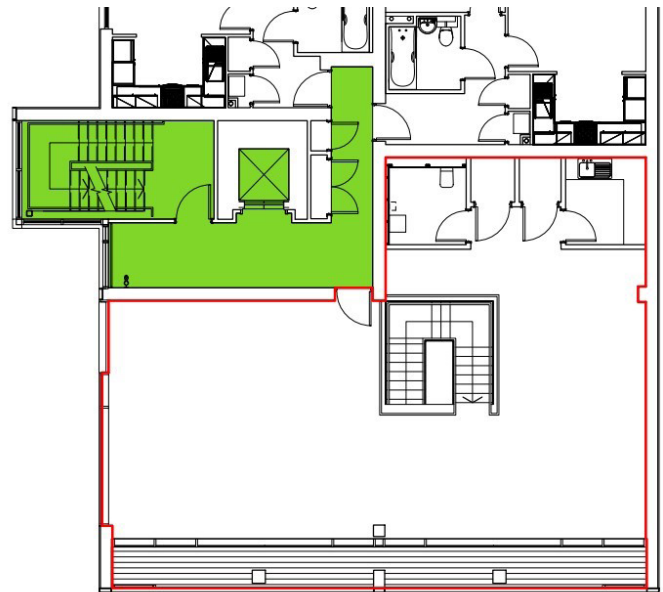
GROUND and 1st FLOOR OFFICES TO LET

995 - 2,200 sq ft / 92 - 204 m²

- Ground and first floor offices
- Available as a whole or in part
- Prominent city centre location opposite Witan Gate
- Close to Sainsburys and other amenities at Vizion and The Hub:MK
- Air-conditioning and raised floors
- Floor-to-ceiling curtain wall glazing
- Kitchen and toilet facilities on both floors
- 6 car parking spaces (1:367 sq ft)



UNIT L1 GROUND FLOOR PLAN



UNIT L1 FIRST FLOOR PLAN

Description

302 South Row was constructed in 2008/09 and provides ground and first floor office accommodation, with high quality external and internal finishes with the following specification:

- **Glazed entrance hall**
- **Air-conditioning and raised floors**
- **LED lighting to ground floor**
- **Floor-to-ceiling curtain wall glazing to both floors**
- **Two partitioned offices on the first floor**
- **Kitchen and toilet facilities on both floors**

The property benefits from 6 allocated car parking spaces providing a car parking ratio of 1:367 sq ft plus 4 adjacent parking permits along with plentiful pay & display public car parking in the vicinity.

The premises is available to let as a whole, or in part.

Highlights

- ✓ **High quality modern construction**
- ✓ **Prominent city centre location**
- ✓ **Air-conditioning and raised floors**
- ✓ **Floor-to-ceiling glazing**
- ✓ **6 allocated car parking spaces**

Terms and Tenure

The property is available to let on a new full repairing and insuring lease for a term to be agreed.

Rent

£24,875 pa exclusive per floor or £55,000 pa exclusive for the whole premises, payable quarterly in advance.

Service Charge and Utilities

There is a service charge payable for the maintenance and management of common parts of the building. An incoming tenant will also be responsible for the payment of its own utility bills.

Energy Performance

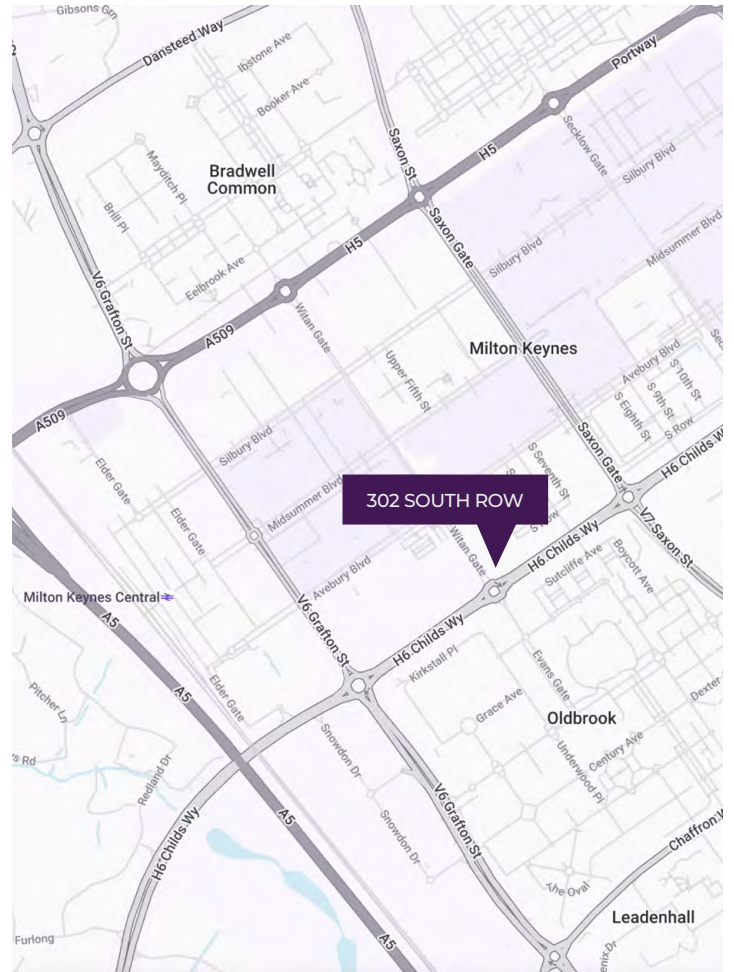
The property has an EPC asset rating of C55 valid until 12th August 2030.

Location

302 South Row is situated at the corner of H6 Childs Way and Witan Gate in Central Milton Keynes. The property benefits from prominent roadside frontage facing Witan Gate and is adjacent to the Sainsburys supermarket, apartments and other amenities at the Vizion development.

Floor Areas

	NIA (m ²)	NIA (sq ft)
Ground Floor Offices	92	995
First Floor Offices	112	1,205
TOTAL	204	2,200



302 South Row | Central Milton Keynes | MK9 2FR

Viewing and further information:

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Business Rates

	Rateable Value 2023	Estimated Rates Payable (2024/25)
302 South Row (Ground Floor)	£17,500	£8,733
302 South Row (1st Floor)	£18,750	£9,356