



ELDER GATE MILTON KEYNES MK9 1LR



CITY CENTRE OFFICES TO LET
ADJACENT TO MK CENTRAL STATION

www.elderhousemk.co.uk

1,000 – 20,000 sq ft office space available

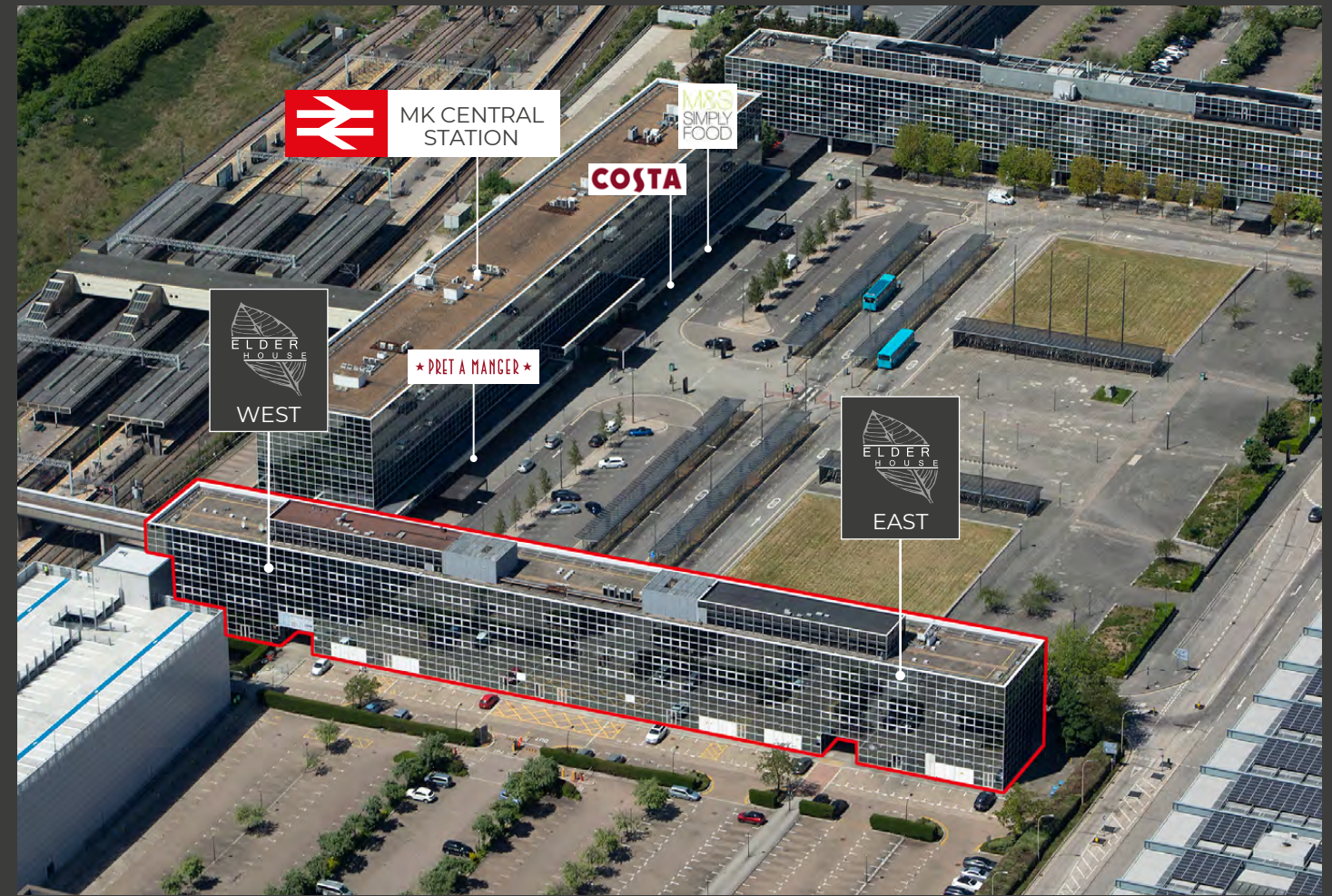
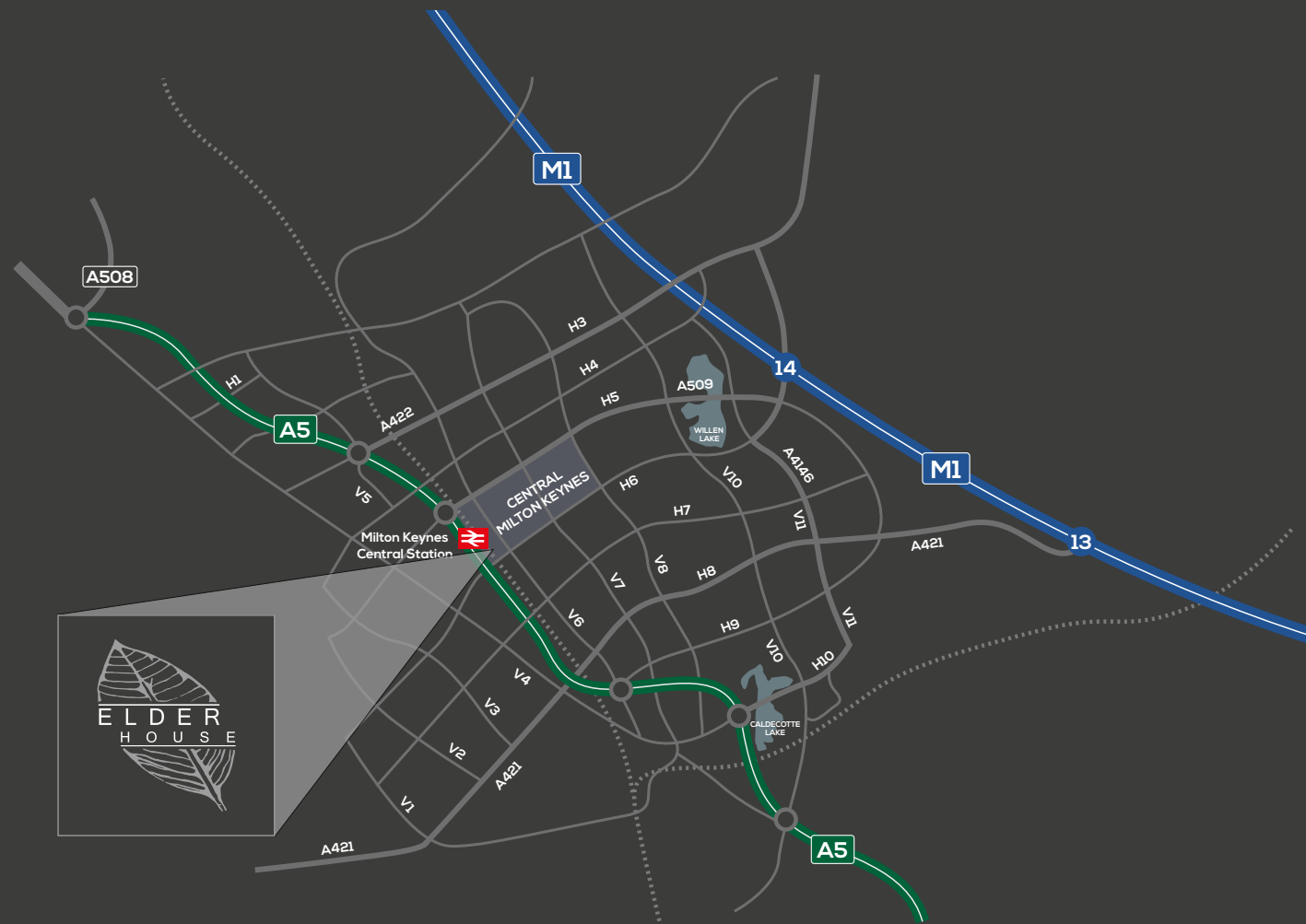


DESCRIPTION

Elder House comprises three floors of office accommodation located above a number of retail units and restaurants. The building has recently undergone a full refurbishment to all common areas including the corridors, kitchens and toilet facilities. It is clad with a double glazed curtain walling system and there is allocated car parking to the rear.

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LOCATION

Milton Keynes is strategically located in a central position to London, Birmingham, Oxford and Cambridge.

Elder House is conveniently located at the gateway to Central Milton Keynes whether arriving by rail on the West Coast Mainline, by Bus to the Central Bus Station on Elder Gate or by Road from the A5 or Grafton Gate (V6) dual carriageway.

Immediately adjacent to Elder House, Milton Keynes central train station offers regular and frequent trains to London Euston, with a fast journey time of approximately 33 minutes.

Junction 14 of the M1 Motorway is within a 5-10 minute drive.

TRAVEL

ON FOOT

Milton Keynes Central Station	1 min
The Hub	13 mins
The Centre:MK	20 mins

Source: Google Maps

RAIL

Watford Junction	23 mins
London Euston	33 mins
Birmingham New Street	53 mins

Source: National Rail Enquiries

ROAD

M1 Junction 14	4 miles
M25 Junction 21	34 miles
Central London	55 miles

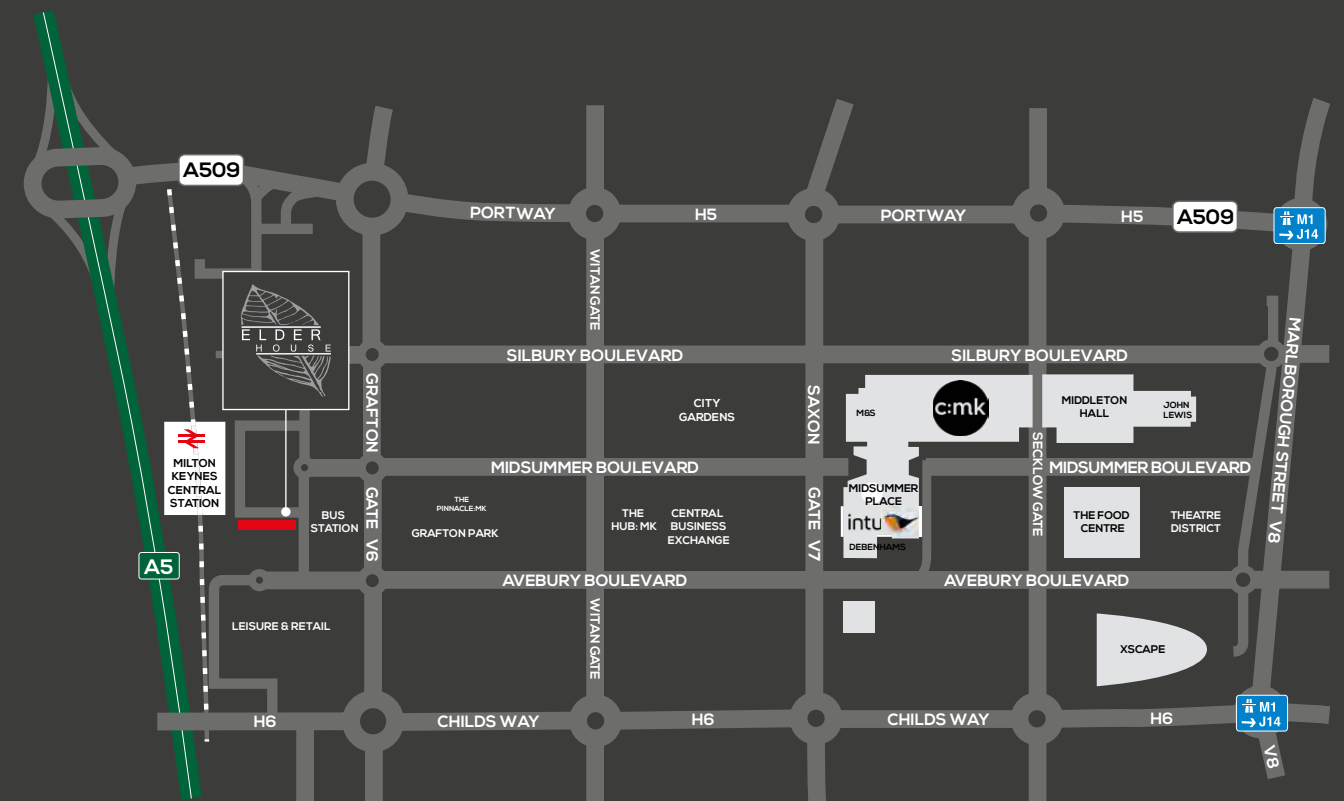
Source: Google Maps

AIRPORTS

London Luton	27 miles
London Heathrow Airport	57 miles
Birmingham International	65 miles

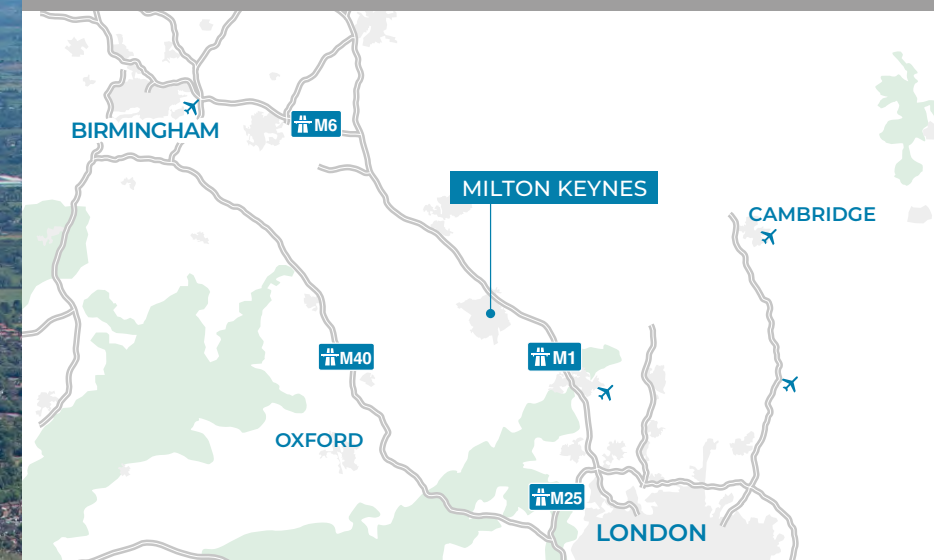
Source: Google Maps

33 minutes by rail to London Euston





STRATEGICALLY LOCATED:





SPECIFICATION

- Adjacent to mainline railway station and MK bus station
- Private car parking based on 1 space per 444 sq. ft
- Adjacent to new multi storey car park housing 720 spaces
- Ground floor retail and restaurant units
- Building management team with manned reception area
- CCTV & access control 24/7
- 4 passenger lifts
- Male and female toilets on each floor along with disabled toilets located on the ground floor
- Double glazed reflective aluminium framed curtain walling to external elevations
- Comfort Cooling
- Suspended ceilings with LED lighting
- Raised floors

ENERGY PERFORMANCE

Elder House has an energy performance rating of B.

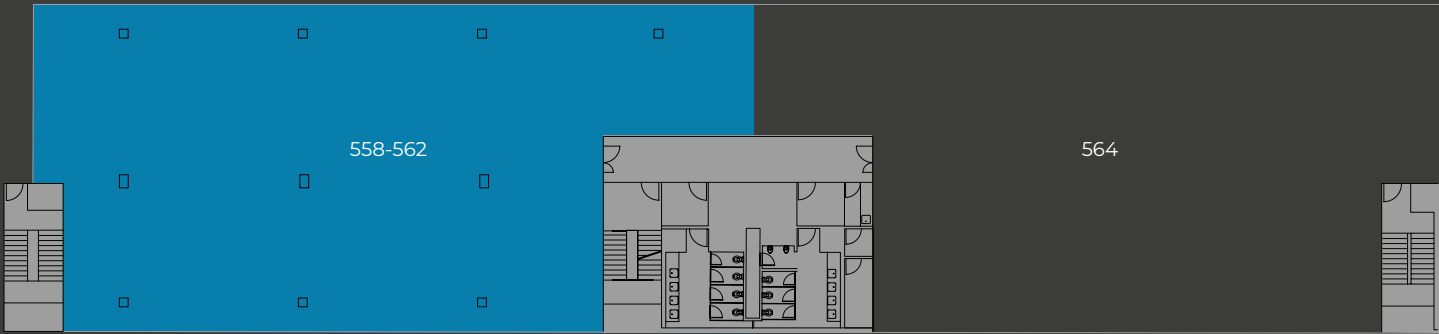
TERMS

Terms upon application to the joint sole agents.



AVAILABLE SUITES

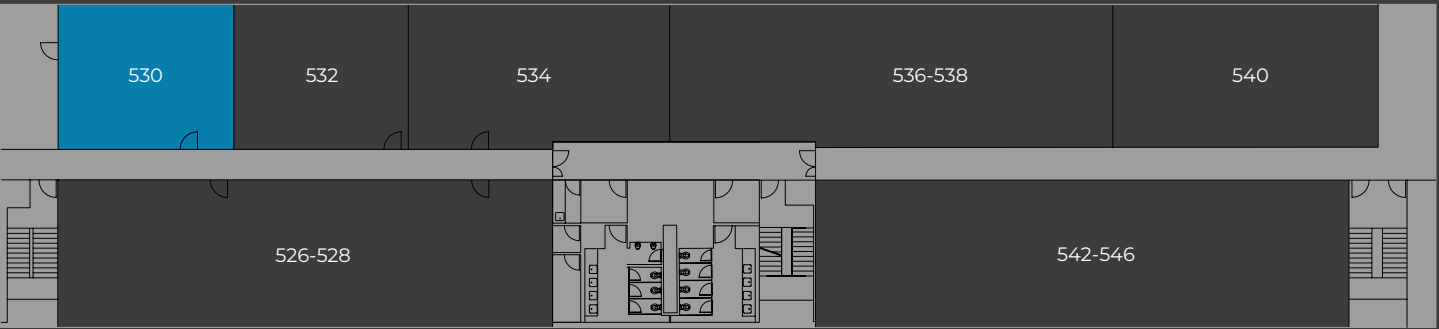
1st Floor East



558-562 Elder Gate

Net internal floor area:
5,420 sq ft (504 sq m)

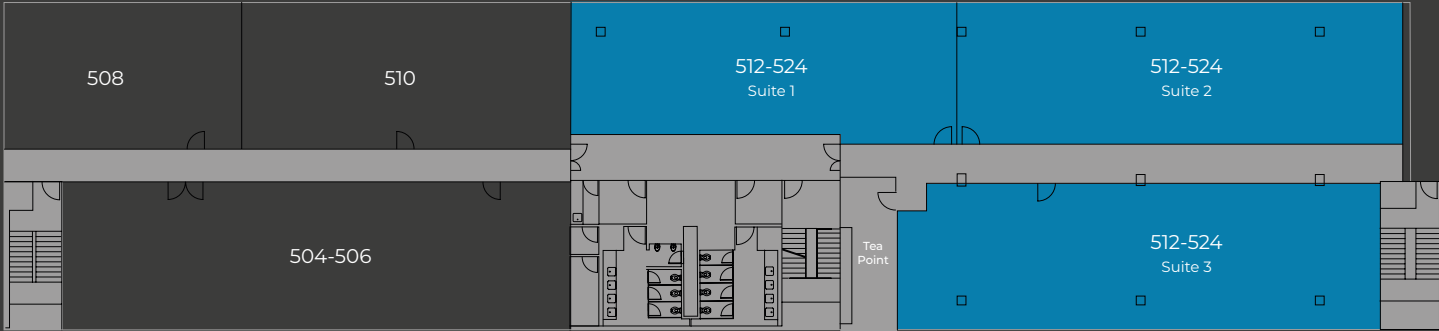
2nd Floor West



530 Elder Gate

Net internal floor area:
930 sq ft (86 sq m)

1st Floor West

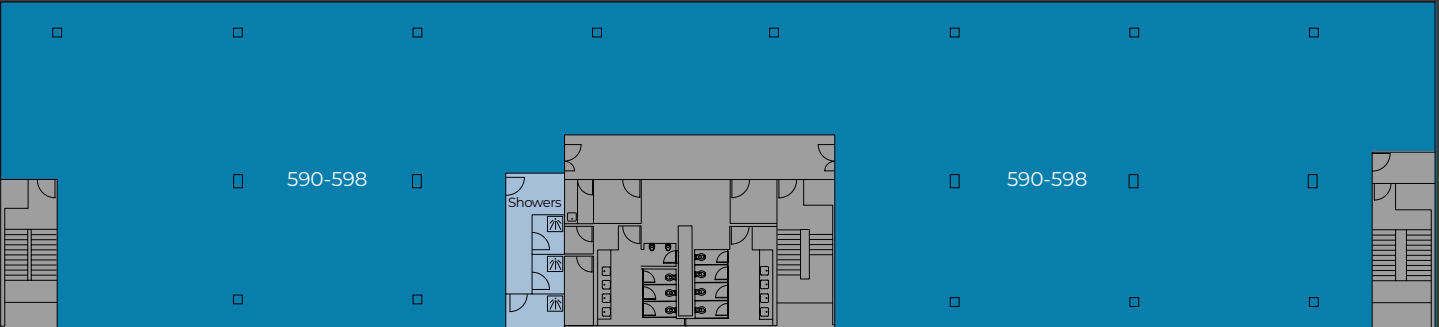


512-524 Elder Gate

Net internal floor areas:

Suite 1	765 sq ft (71 sq m)
Suite 2	1,410 sq ft (131 sq m)
Suite 3	1,690 sq ft (157 sq m)

3rd Floor West



590-598 Elder Gate

Net internal floor area:
10,740 sq ft (998 sq m)

Showers



FURTHER INFORMATION

Please view the website
www.elderhousemk.co.uk
or contact the joint sole agents:



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