



MOORGATE HOUSE

SILBURY BOULEVARD • MILTON KEYNES • MK9 1LZ

TO LET: GRADE A OFFICE SPACE 1,877 - 6,988 SQ FT



Introducing Moorgate House

Moorgate House is a prominent office building situated at the heart of the central business district. The building reception has been extensively refurbished upgrading the sense of arrival.

The building has attracted a high calibre of occupiers including:

Handelsbanken

tollers
solicitors

SUNGROW



Premium facilities



SECURE ACCESS SYSTEM



AIR CONDITIONING THROUGHOUT



SUSPENDED CEILINGS



LIFT ACCESS



REFURBISHED RECEPTION



RAISED FLOORS



DEMISED WCs



PIR LIGHTING



PRIVATE PARKING



EPC RATING B34



MAIN BOULEVARD LOCATION

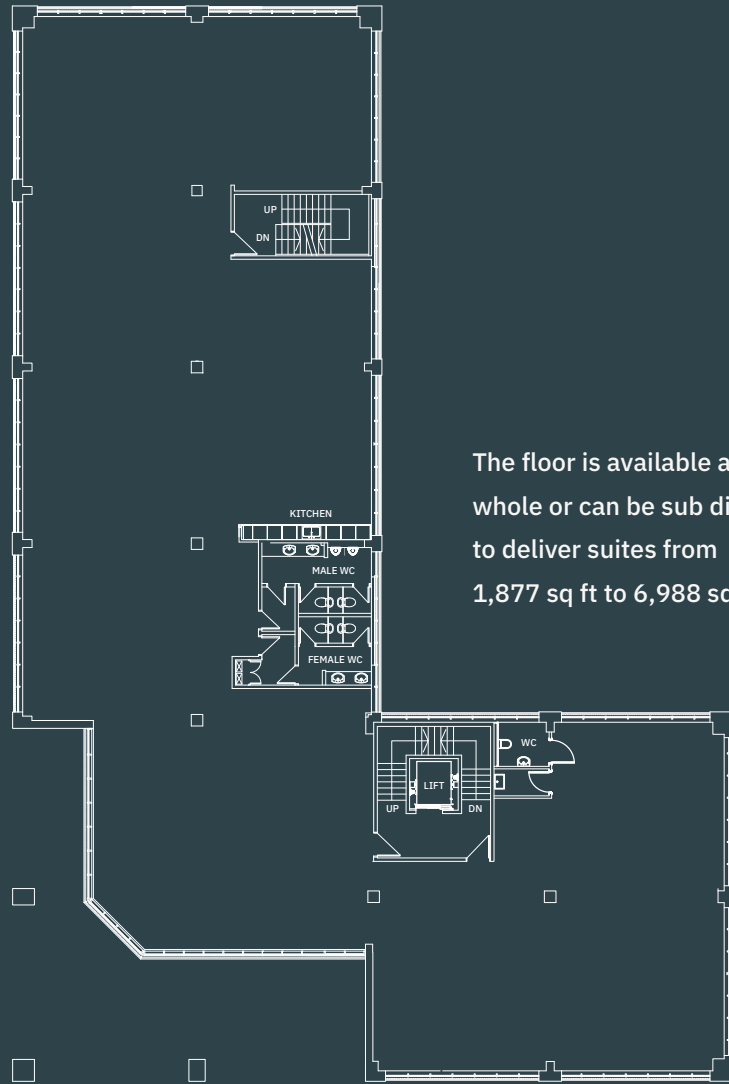


FLEXIBLE FLOOR PLATE

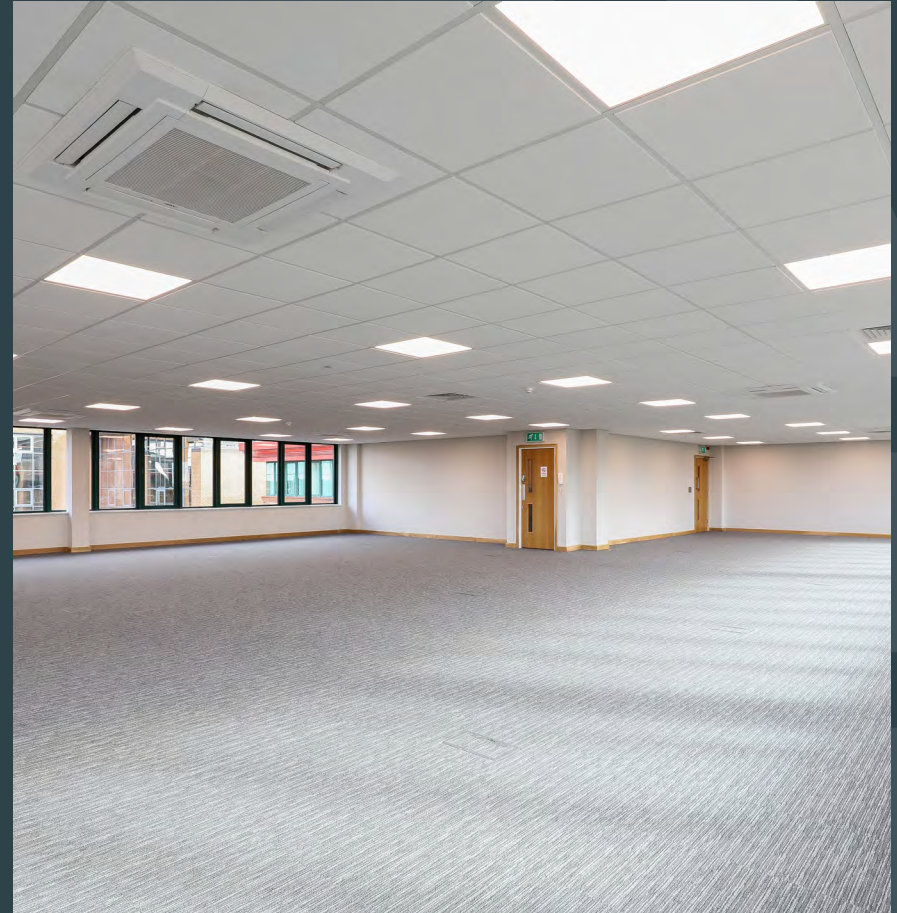


INDICATIVE IMAGE OF SECOND FLOOR

Floor plan



The floor is available as a whole or can be sub divided to deliver suites from 1,877 sq ft to 6,988 sq ft.










INDICATIVE IMAGES OF SECOND FLOOR





Prime location

Moorgate House is located less than a 10 minute walk of Milton Keynes mainline railway station giving direct access to London within a journey time of 33 minutes.

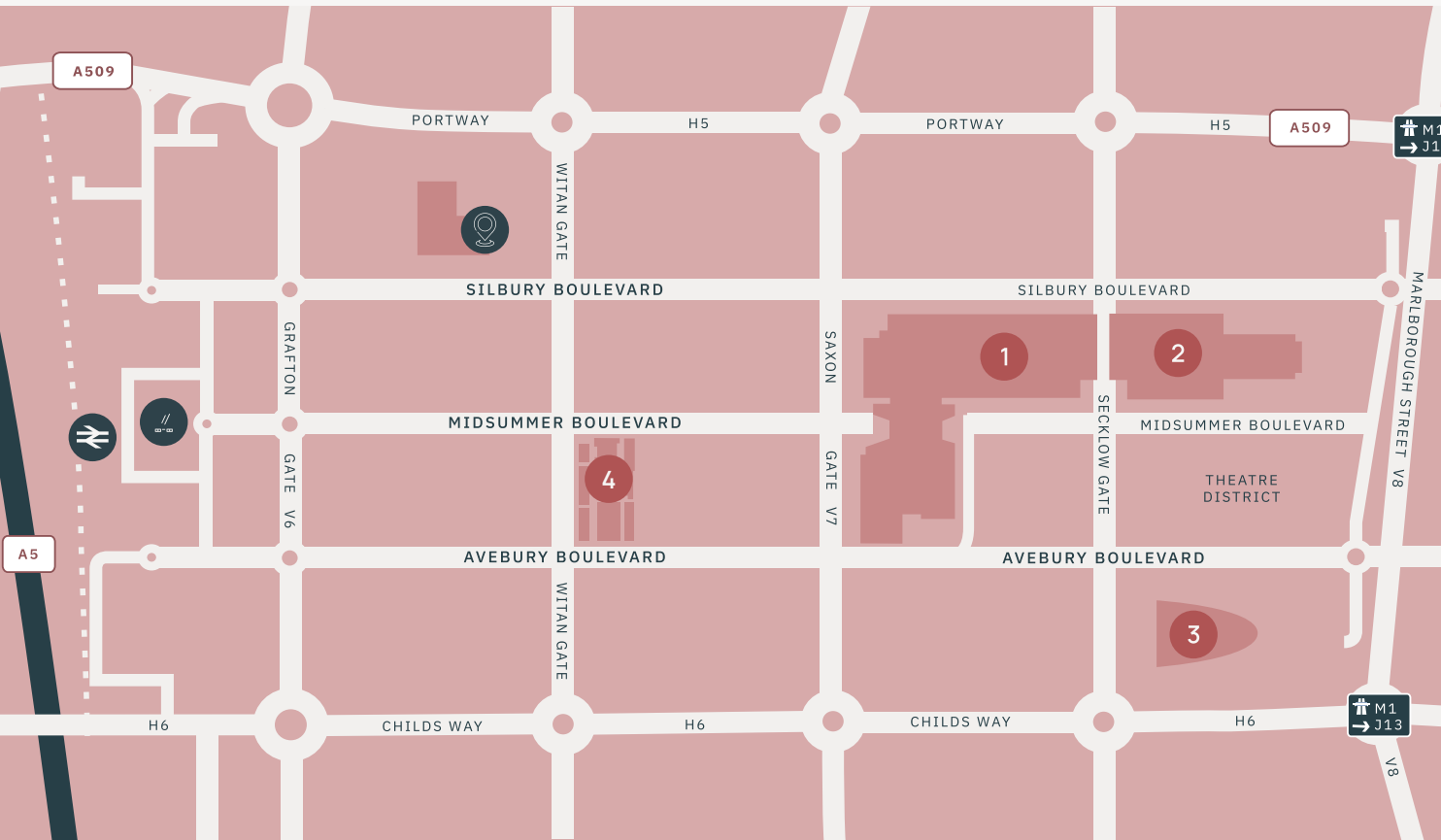
-  **Moorgate House**
-  **Central Station**
-  **Bus Station**
-  **Centre:MK**
-  **John Lewis**
-  **XSCAPE**
-  **The Hub**

What 3 Words

resurgent.bronzer.minds

Google Maps Link

Moorgate House
Milton Keynes
MK9 1LZ



The City offers a fantastic work life balance with over 6,000 acres of parkland and green space

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 |

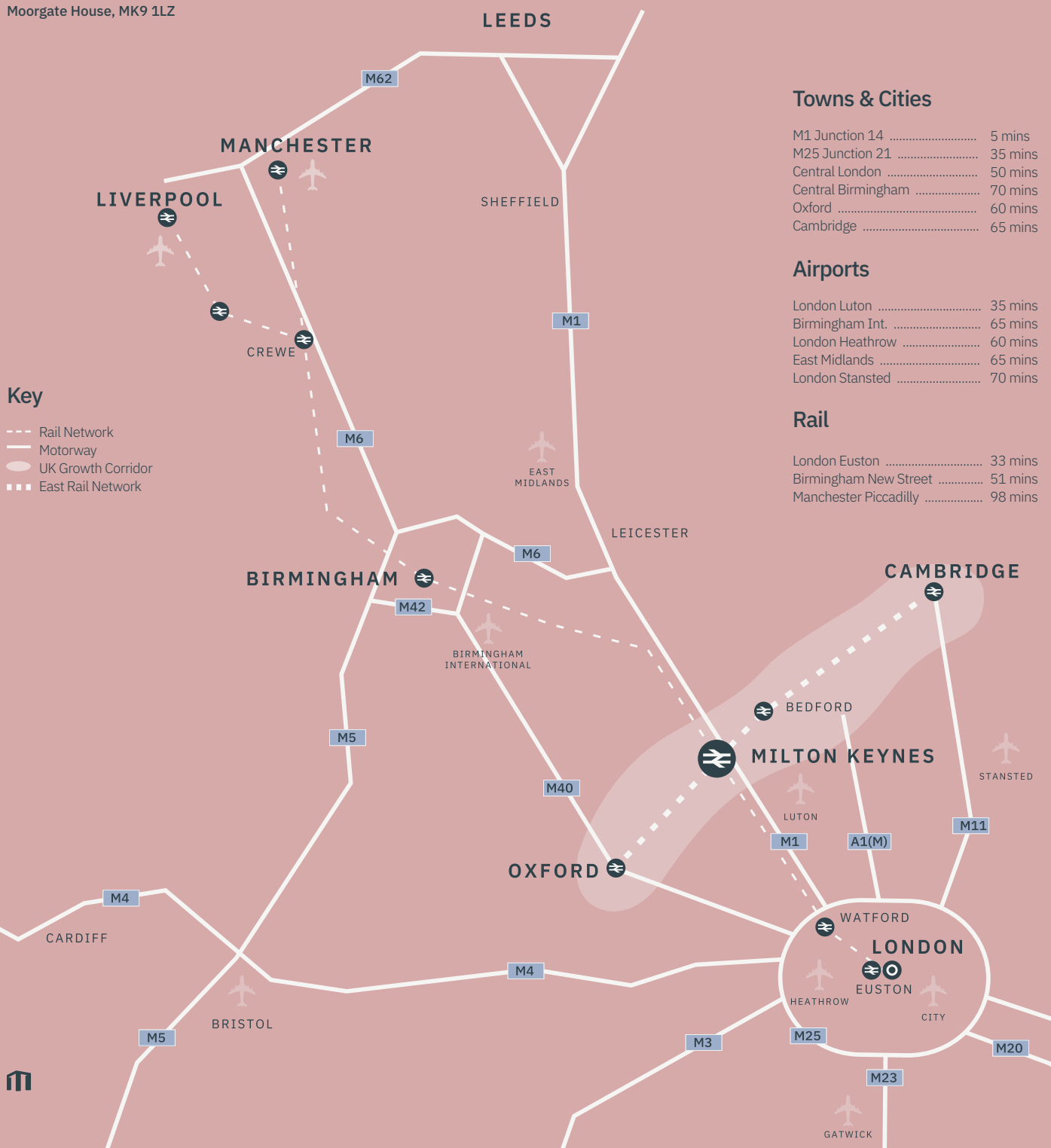
Gyms & Wellness

- | | |
|-----------------|-------------------------|
| 1 The Gym Group | 3 Bannatyne Health Club |
| 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 |





Key

- Rail Network
- Motorway
- UK Growth Corridor
- East Rail Network

Towns & Cities

M1 Junction 14	5 mins
M25 Junction 21	35 mins
Central London	50 mins
Central Birmingham	70 mins
Oxford	60 mins
Cambridge	65 mins

Airports

London Luton	35 mins
Birmingham Int.	65 mins
London Heathrow	60 mins
East Midlands	65 mins
London Stansted	70 mins

Rail

London Euston	33 mins
Birmingham New Street	51 mins
Manchester Piccadilly	98 mins

Strategically Connected

Milton Keynes is at the centre of the ‘Oxford to Cambridge Growth Corridor’ and is well-placed to benefit from resulting future business growth with its continued success being declared a ‘national priority’ by the National Infrastructure Commission.

As the centre point between London, Birmingham, Oxford and Cambridge, this extraordinary connectivity affords direct access to a population of 18 million within a 1 hour drive time.

The city benefits from excellent road connections being adjacent to the M1 (Junction 14) which links to the M25 (Junction 21/21A) to the south and in turn the national motorway network. The A5 dual carriageway runs north-west to south-east through Milton Keynes enabling direct access to key towns in the surrounding area.





INDICATIVE IMAGES OF SECOND FLOOR



For further information or to arrange a viewing please contact:



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