



**MATRIX HOUSE, NORTH FOURTH STREET  
CENTRAL MILTON KEYNES, MK9 1NJ**

**TO LET | GROUND FLOOR OFFICES: 4,456 SQ FT (413.96 SQ M)**

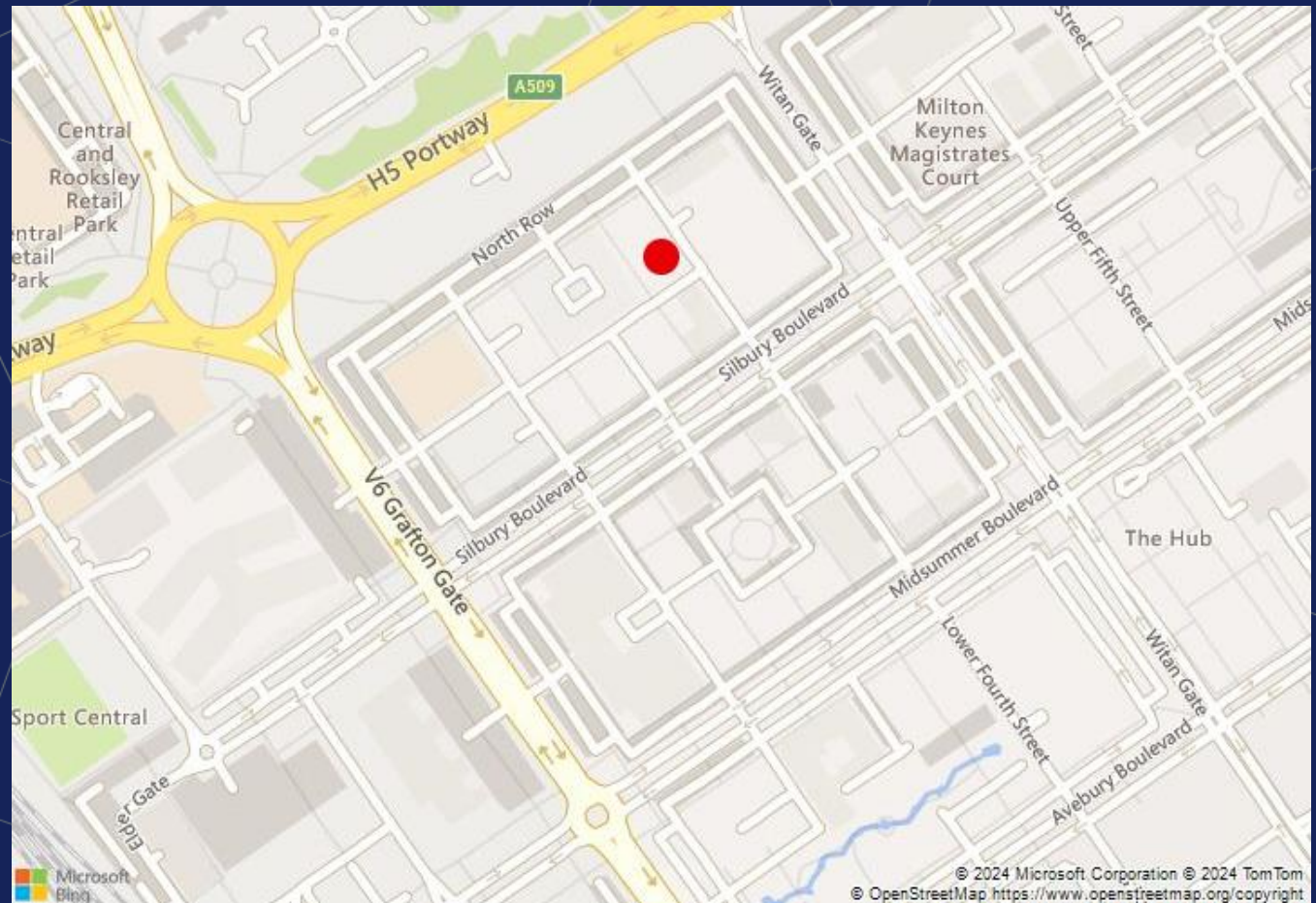


## LOCATION

Milton Keynes is one of the country's most rapidly expanding cities with a population in excess of 230,000. Junctions 13 and 14 of the M1 motorway are easily accessible via the dual carriageway network to the east and there is a fast intercity rail service to London (Euston) with a fastest journey time of 30 minutes.

The property occupies a prominent position on the corner of North Fourth Street and North Row, with immediate access to the Centre:MK.

Located a short distance from the property are the hotel, conference facilities, bars and restaurants located within The Hub. Milton Keynes Central railway station is situated approximately 10 minutes walk from the property.



## SUMMARY



### Description

Matrix House is a modern detached office building over three floors offering six suites of offices located in the centre of Milton Keynes within walking distance of the shopping centre.

Matrix House offers larger open plan office floor plates from 4,250 to 6,500 sq ft with raised floors, air conditioning, lifts and some parking.

The available suite is located on the ground floor and comprises the following specification:

- Fully refurbished with new carpets and staff kitchen
- Suspended ceilings
- LED lighting
- Raised floor system with floor boxes
- Air conditioning
- Entry phone
- Reception
- Staff WCs

### Additional information

#### Terms

The space is available by way of a new full repairing and insuring lease for a term of years to be agreed at a quoting rent of £62,400 per annum exclusive.

### Additional information (cont.)

#### Services

All mains services including water, drainage, gas and power are believed to be connected to the property. Bidwells has not tested any of the available services and interested parties are advised to make their own enquiries as to their condition.

#### Value Added Tax

Prices, outgoings and rentals are quoted exclusive of but may be liable to VAT.

#### Rates

The Rateable Value of the property is £47,250 as at 1st April 2023. Interested parties are advised to make their own enquiries of the Local Rating Authority, Milton Keynes Council (t: 01908 253 794) to verify rating information.

#### Legal costs

Each party to be responsible for their own legal costs incurred in the transaction.

#### EPC

The Energy Performance Rating for this property is B 33. The full certificate and report is available upon request.

#### Postcode

MK9 1NJ.

## ACCOMMODATION

### Ground Floor North, Matrix House

Description	Sq ft	Sq m
Ground floor office	4,456	413.96
<b>Total</b>	<b>4,456</b>	<b>413.96</b>

The property is measured in accordance with the RICS Property Measurements Standard 2<sup>nd</sup> Edition on a Net Internal Area basis.



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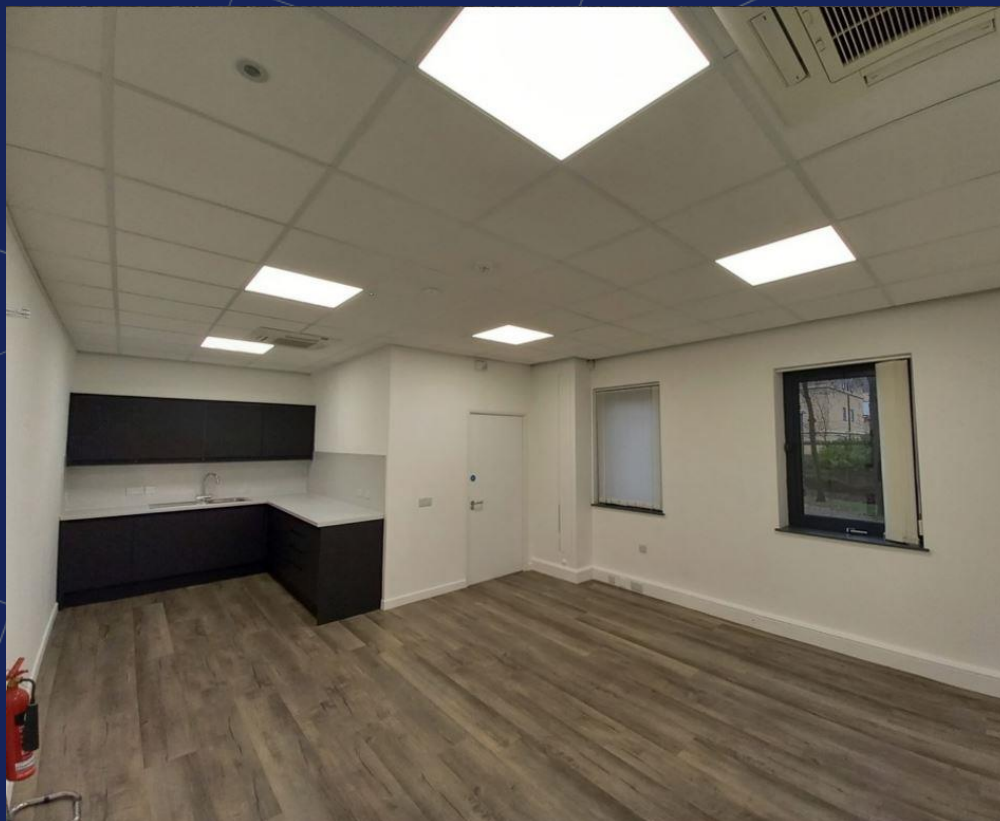
## GALLERY

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## GALLERY

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## Enquiries

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