



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

TO LET | FIRST FLOOR REFURBISHED OFFICES: 5,634 SQ FT (523.41 SQ M)



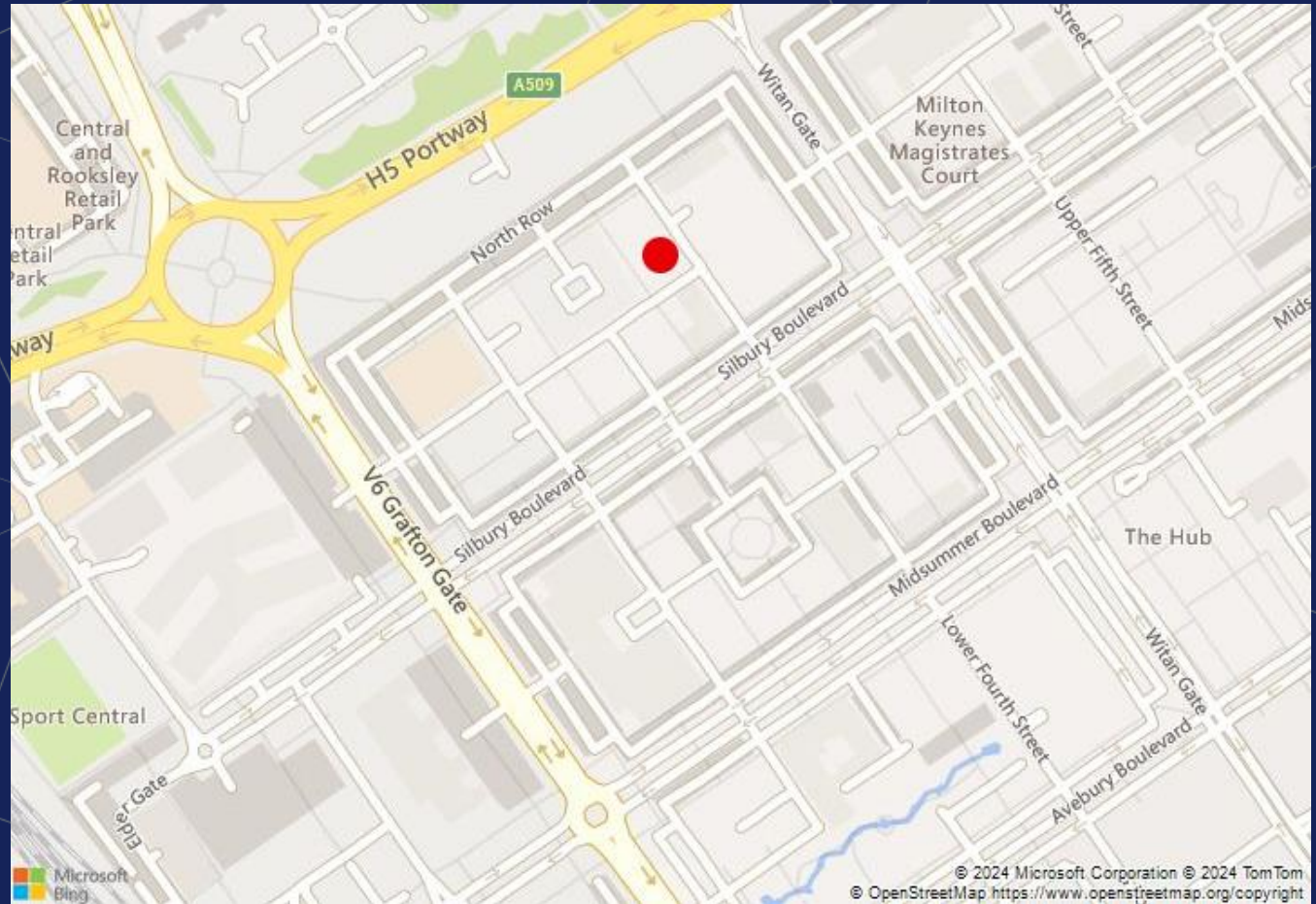
BIDWELLS

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.

The building offers large open plan floor plates with raised floors, air conditioning, lifts and parking.

The available suite is located on the first floor and is currently subject to refurbishment to the following specification:

- New carpets
- Staff breakout area
- Suspended ceilings
- New LED lighting
- Raised floors
- Air conditioning
- Entry intercom system
- Reception
- WCs

Terms

The space is available by way of a new effective full repairing and insuring lease for a term of years to be agreed at a highly competitive quoting rent of £14.00 per sq ft per annum exclusive.

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.

A service charge is levied for the upkeep of the common areas and building maintenance. The service charge for Year Ending March 2025 is £6.42 per sq ft.

Value Added Tax

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

Rates

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

First Floor South, Matrix House

Description	Sq ft	Sq m
First floor office	5,634	523.41
Total	5,634	523.41

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



Enquiries

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