

FOR SALE

OFFICE INVESTMENT



- Rare office investment with alternative use potential (STP)
- Prominently located between CMK retail and Central Business District
- Good access via grid roads to M1 A5, A421 & A422
- Milton Keynes Central railway station within walking distance
- Self-contained two-storey Grade A HQ office building
- Private car parking
- Tenant: Landmark Space Ltd business centre operator
- Nearby occupiers include Sainsbury's hypermarket, The Hub bars & restaurants, various multi-national office occupiers, The Centre:MK
- Use: E. Alternative uses suitable subject to planning consent

- Headquarters Offices: 11,685 ft² (1085.54 m²) NIA
- Single let to Landmark Space Ltd expiring March '31
- Passing rent: £346,177 pax

- Freehold Price Guide: £3,750,000 + VAT. TOGC applicable
- Rateable value: assessed as multiple separate units
- Energy performance rating: B

LUMINOUS HOUSE, 300 SOUTH ROW
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