



# SILBURY COURT

SILBURY BOULEVARD | MK9 2AF

NEWLY  
REFURBISHED  
OFFICE SPACE  
-  
750 SQ FT  
TO  
7,800 SQ FT



# WELCOME TO SILBURY

TO LET  
750-7,800 SQ. FT.  
+  
REFURBISHED  
OFFICE  
SPACE

INTRODUCTION:

Silbury Court is an 80,000 sq ft office building located in Central Milton Keynes. The building has undergone a substantial transformation and now offers a range of refurbished office suites in a prime location.



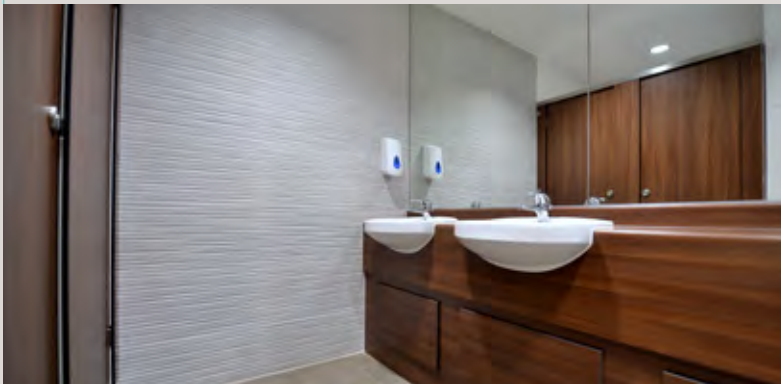
#### THE BUILDING:

The building is spread over 4 floors and accessible via newly refurbished receptions. The tenant mix varies from successful local businesses to established national companies.

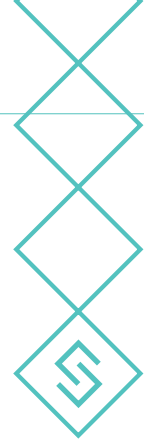
- + 3 newly refurbished receptions
- + Major upgrade to toilets, corridors and lifts
- + Private car parking available at a ratio of Approximately 1:950 sq ft



# LIGHT + BRIGHT



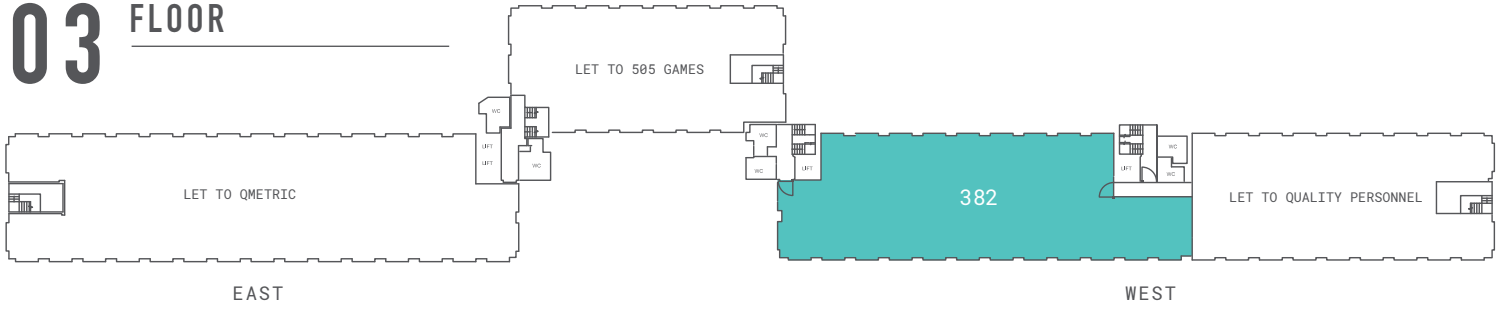
# CHOOSE YOUR SPACE



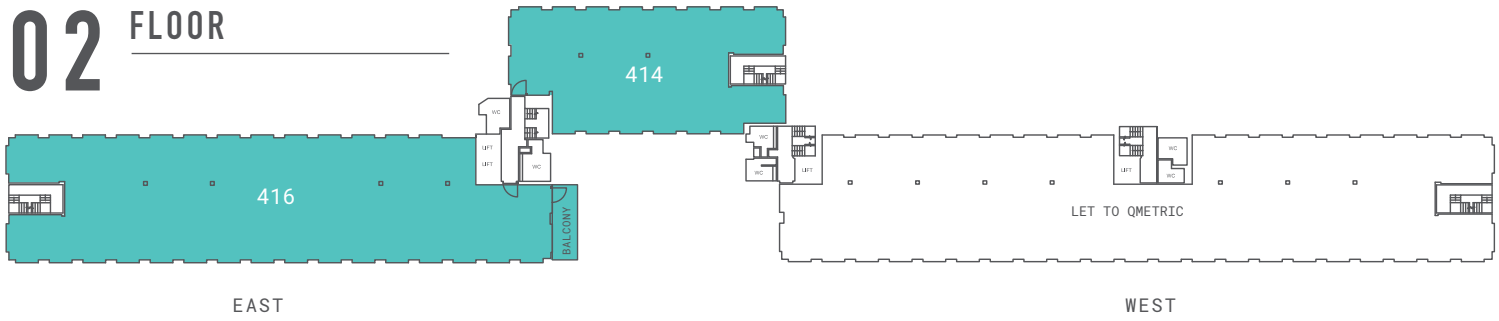
## ACCOMMODATION:

FLOOR	NUMBER	SQ FT	SQ M
03 WEST	382 Silbury Boulevard	5,382 sq. ft.	500 sq. m.
02 EAST	416 Silbury Boulevard	7,804 sq. ft.	725 sq. m.
02 EAST	414 Silbury Boulevard	3,798 sq. ft.	352 sq. m.
01 WEST	366 Silbury Boulevard	746 sq. ft.	69 sq. m.
01 WEST	364 Silbury Boulevard	952 sq. ft.	88 sq. m.
G EAST	406 Silbury Boulevard	3,132 sq. ft.	291 sq. m.

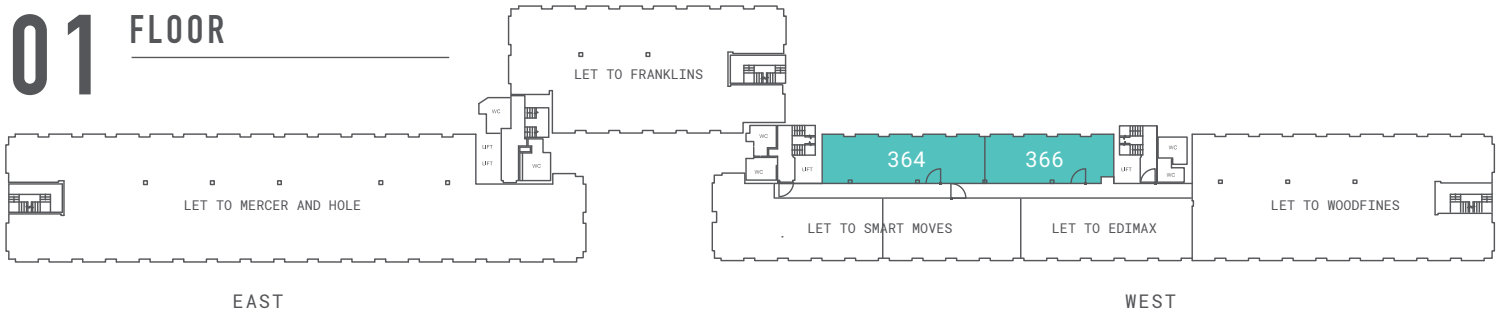
# 03 FLOOR



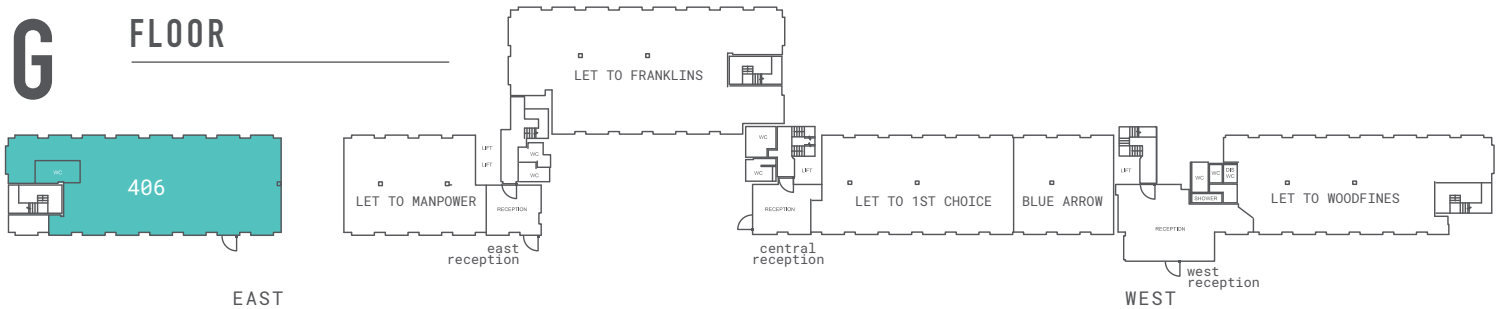
# 02 FLOOR



# 01 FLOOR

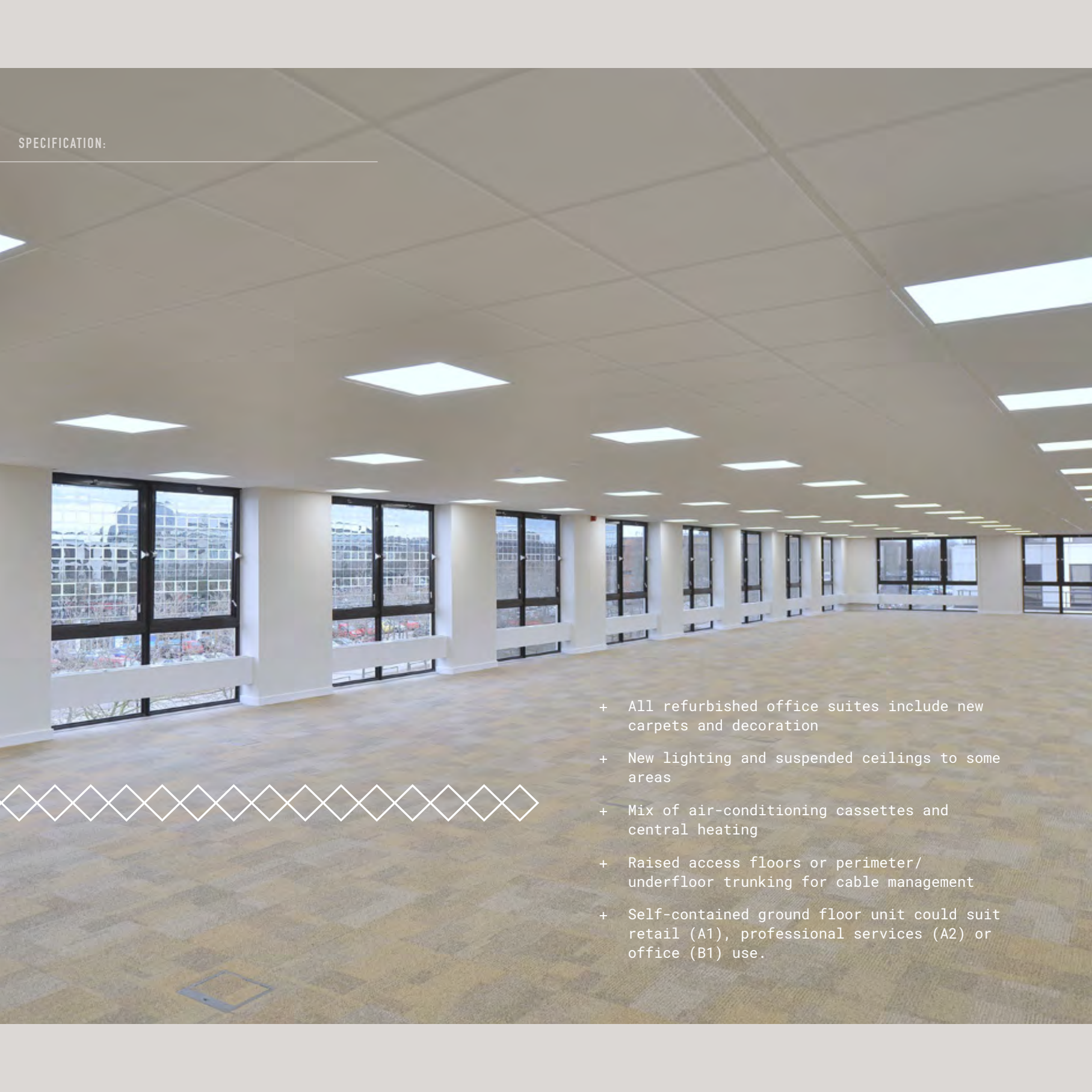


# G FLOOR



SPECIFICATION:

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- 
- + All refurbished office suites include new carpets and decoration
  - + New lighting and suspended ceilings to some areas
  - + Mix of air-conditioning cassettes and central heating
  - + Raised access floors or perimeter/ underfloor trunking for cable management
  - + Self-contained ground floor unit could suit retail (A1), professional services (A2) or office (B1) use.

THE SPACE:

THE CONTEMPORARY REFURBISHMENT PROVIDES CLEAR LIGHT FILLED OFFICE SPACE AND A VARIETY OF SPACE OPTIONS TO SUIT AMBITIOUS START-UPS TO LARGE CORPORATES.



# ROOM WITH A VIEW



TO LET  
FROM 750 SQ FT  
TO  
7,800 SQ FT.

# LIFE STYLE

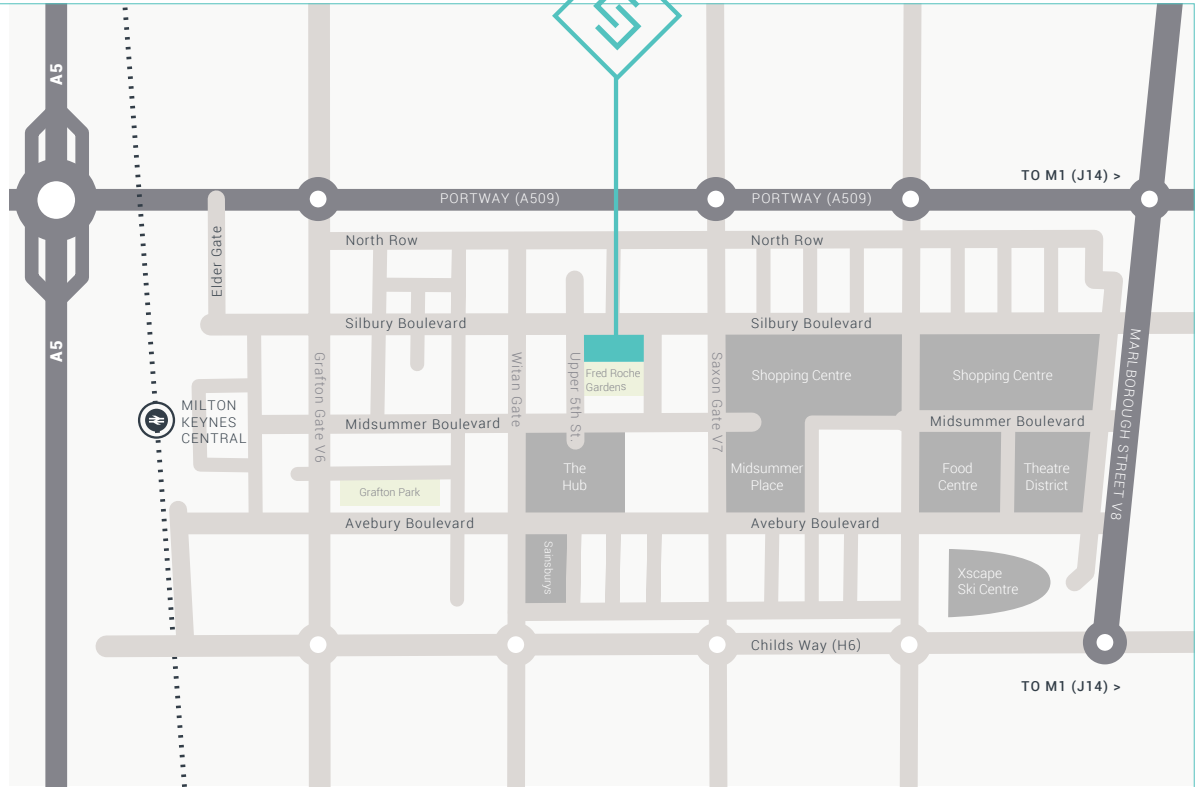
## AMENITIES

ENSURE YOU AND YOUR STAFF ENJOY THE PERFECT WORK/LIFE BALANCE. CMK PROVIDES AN ABUNDANCE OF SHOPS, CAFES, COFFEE SHOPS, RESTAURANTS, GYMS AND LEISURE ACTIVITIES TO SUIT ALL REQUIREMENTS.





**MILTON KEYNES IS LOCATED OFF J14 OF THE M1 MOTORWAY WITHIN EASY REACH OF BOTH LONDON AND BIRMINGHAM. CENTRAL MK TRAIN STATION IS A MAJOR RAIL HUB WITH FAST AND FREQUENT SERVICES NORTH AND SOUTH.**

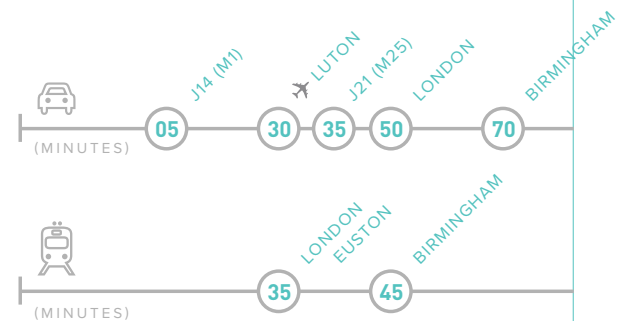


#### THE LOCATION

## MK9 2AF SILBURY BOULEVARD

#### CONNECTIONS

Silbury Court has excellent access to the national motorway and rail network:



SILBURYCOURTMK.CO.UK

SILBURY BOULEVARD | MK9 2AF

#### TERMS

Please contact the letting agents for further information.

#### ENERGY PERFORMANCE

Silbury Court has an energy performance asset rating of D(88).  
A copy of the Energy Performance Certificate can be downloaded  
from the property website.

#### VIEWINGS

Viewings are strictly through the letting agents.

**Jonathan Whittle**

jonathan@louchshacklock.com



**Sasha Lousada**

sasha.lousada@brownandlee.com



PRAXIS.CO.UK

DISCLAIMER: The Agents for themselves and for the vendors or lessors of the property whose agents they are give notice that, (i) these particulars are given without responsibility of The Agents or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) The Agents cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of The Agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on the purchase price and / or rent, all figures are exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) The Agents will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Date: MARCH 2017

**SILBURY COURT, SILBURY BOULEVARD  
CENTRAL MILTON KEYNES, MK9 2AF**

**SCHEDULE OF AVAILABILITY**

Suite	Floor	Approx Size (sq ft)	Quoting Rent per annum		Current Rateable Value	Approx Service Charge per annum		Availability
Small suites at 414 Silbury Court East 414b Silbury Boulevard 414c Silbury Boulevard 414b/c Silbury Boulevard	Second	789 832 1,621	£13,807 £14,560 £28,367	(£17.50 psf) (£17.50 psf) (£17.50 psf)	£11,750 * £12,500 ** £24,250	£3,551 £3,744 £7,295	(£4.50 psf) (£4.50 psf) (£4.50 psf)	Available Available Available
Small suites at 382 Silbury Court West 382b Silbury Boulevard 382c Silbury Boulevard 382d Silbury Boulevard 382c/d Silbury Boulevard	Third	1,282 942 750 1,692	£22,435 £16,485 £13,125 £29,610	(£17.50 psf) (£17.50 psf) (£17.50 psf) (£17.50 psf)	£16,750 £14,250 ** £11,500 * £25,750	£6,410 £4,710 £3,750 £8,460	(£5.00 psf) (£5.00 psf) (£5.00 psf) (£5.00 psf)	Under Offer Under Offer Under Offer Under Offer

Occupiers are recommended to make their own enquiries to Milton Keynes Council Business Rates Department on 01908 691691 regarding rates payable, small business discounts and transitional relief.

\*Potential for ZERO rates payable if occupier qualifies for small business rates relief.

\*\* Potential for REDUCED rates payable if occupier qualifies for small business rates relief.

Rents and service charges are exclusive of VAT.

For further information, please contact Sasha Lousada on 01908 340936

Subject to Contract