

**100 AVEBURY BOULEVARD,  
MILTON KEYNES, MK9 1FH**



**Part Fourth Floor - CAT A**

**11,915 sq ft (1,107 sq m)**



- Impressive part fourth floor office premises
- Landmark building in prime location
- Grade A specification including air conditioning & raised floors
- Glazed double height reception atrium & balcony
- 16 private car parking spaces
- 24 hour security and CCTV

**For further information please contact:**

**Jonathan Hebb MRICS**

**D: 020 3764 7500 M: 07769 743 402**

**E: [jhebb@vestalondon.com](mailto:jhebb@vestalondon.com)**

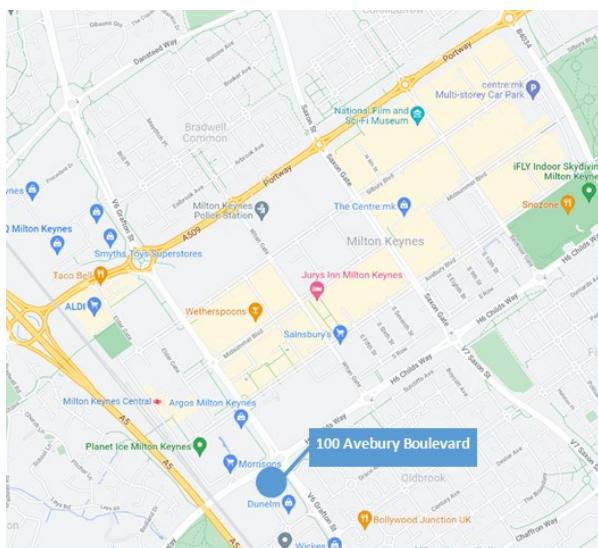
**[www.vestalondon.com](http://www.vestalondon.com)**

# 100 AVEBURY BOULEVARD, MILTON KEYNES, MK9 1FH



## Location

100 Avebury Boulevard is a landmark Grade A building located at the centre of the UK's 'innovation corridor' stretching between Oxford and Cambridge. The building lies within the heart of Milton Keynes and within close proximity to the train station, which offers frequent train services to London Euston (33 minutes).



## Description

100 Avebury Boulevard is a landmark office building in Central Milton Keynes, offering 137,000 sq ft of Grade A office space which has been built to an outstanding specification.

## Specification

- Occupational density – 1 person to 10 sq m
- Floor to ceiling height of 2.95m with full height glazing
- LED lighting and PIR controls
- 150mm full access raised floor
- Dailkin VRF air conditioning system
- 4 17 person passenger lifts
- 4,000 sq ft double height reception
- 16 car parking spaces includes 2 electric charging points
- 100 secure cycle spaces
- Male & Female changing rooms, 8 showers & lockers
- 24 hour security, CCTV, access controls
- Energy performance rating B
- BREEAM – very good

## Term

The part fourth floor is available on a flexible lease term until September 2030

## Quoting Rent

£27.00 per sq ft per annum exclusive

## Service Charge

£6.03 per sq ft per annum

## Business Rates

Approximately £9.52 per sq ft per annum

## Floor Areas

	Net Internal floor area (m <sup>2</sup> )	Net Internal floor area (sq ft)
Part 4 <sup>th</sup> Floor	11,915	1,107



**Jonathan Hebb MRICS**

**D: 020 3764 7500**

**M: 07769 743 402**

**E: [jhebb@vestalondon.com](mailto:jhebb@vestalondon.com)**

**[www.vestalondon.com](http://www.vestalondon.com)**

