



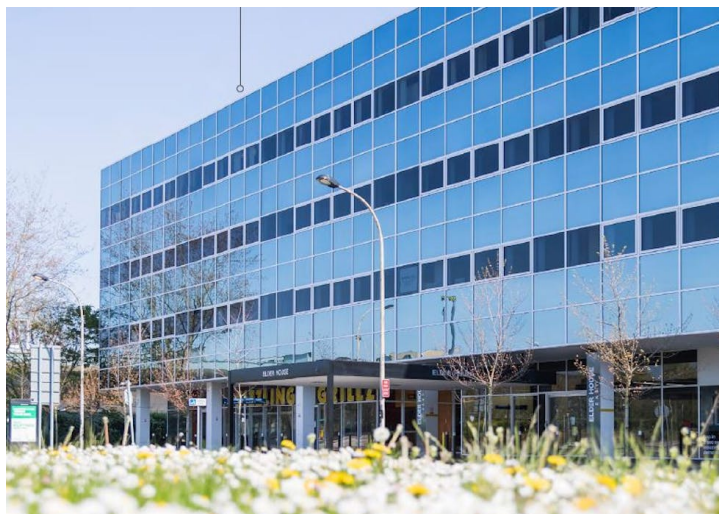
Fully refurbished office building adjacent to Milton Keynes Central rail station and excellent parking.

- Fully refurbished offices & common parts
- Excellent location adjacent to the mainline rail station and bus station
- Excellent parking at a ratio of 1:444 sq ft
- On-site building management team with manned reception

Elder House

526-528 Elder Gate, Milton Keynes, MK9 1LR

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Summary

Available Size	667 to 18,085 sq ft / 61.97 to 1,680.15 sq m
Rent	£25 per sq ft
Rates Payable	£5.81 per sq ft 2024
Service Charge	£10.42 per sq ft
EPC	Upon enquiry

Location

Elder House is well positioned at the gateway to Central Milton Keynes whether arriving by rail on the West Coast Mainline, by Bus to the Central Bus Station on Elder Gate or by Road from the A5 or Grafton Gate (V6) dual carriageway. Immediately adjacent to Elder House, Milton Keynes central train station offers regular and frequent trains to London Euston, with a fast journey time of approximately 33 minutes. Junction 14 of the M1 Motorway is within a 5-10 minute drive.

Property Highlights

Elder House comprises three floors of office accommodation located above a number of retail units and restaurants. The building has undergone a full refurbishment to all common areas including the corridors, kitchens and toilet facilities. The building benefits from private car parking based on 1 space per 444 sq. ft. The building is also adjacent to a multi storey car park housing 720 spaces.

The building has an EPC of B.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Rent	Availability
1st - West Suite 510	1,238	115.01	£25 /sq ft	Available
1st - West Suite 504-506	1,916	178	£25 /sq ft	Available
1st - East Suite 558-562	5,263	488.95	£25 /sq ft	Available
2nd - West Suite 532	667	61.97	£25 /sq ft	Available
2nd - West Suite 534	988	91.79	£25 /sq ft	Available
2nd - West Suite 526-528	1,884	175.03	£25 /sq ft	Available
2nd - West Suite 540	1,001	93	£25 /sq ft	Available
2nd - East Suite 570-574	5,128	476.41	£25 /sq ft	Available
Total	18,085	1,680.16		

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