



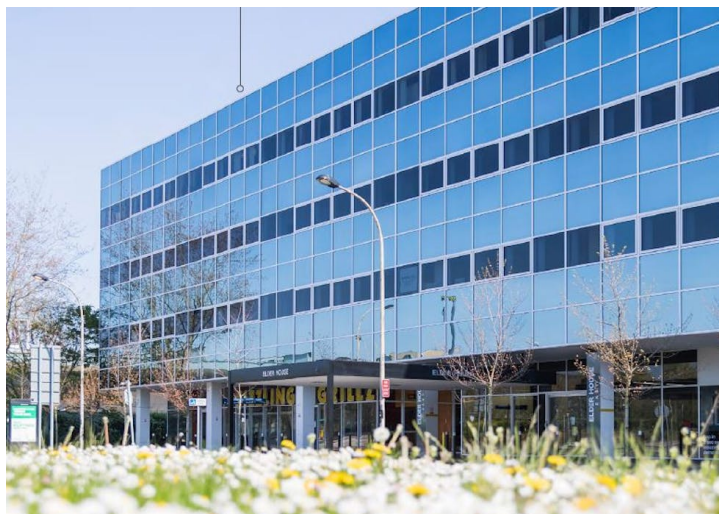
Fully refurbished office building adjacent to Milton Keynes Central rail station and excellent parking.

- 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

AVISON  
YOUNG



## Summary

<b>Available Size</b>	667 to 18,085 sq ft / 61.97 to 1,680.15 sq m
<b>Rent</b>	£25 per sq ft
<b>Rates Payable</b>	£5.81 per sq ft 2024
<b>Service Charge</b>	£10.42 per sq ft
<b>EPC</b>	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
<b>Total</b>	<b>18,085</b>	<b>1,680.16</b>		

### Angus Malcolmson

020 7911 2763 | 07836 627 477  
angus.malcolmson@avisonyoung.com

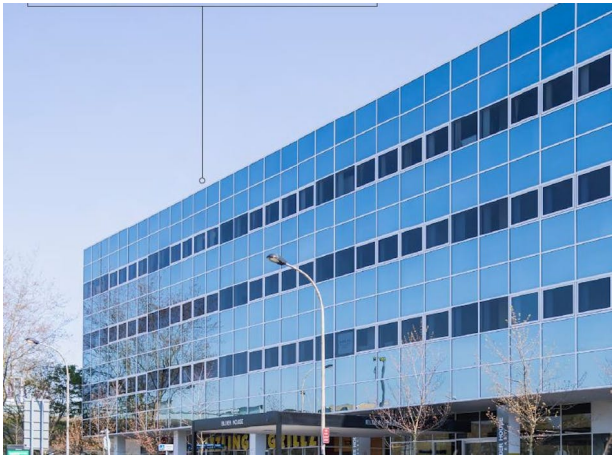


### Henry Davies

07831820636  
henry.davies@avisonyoung.com





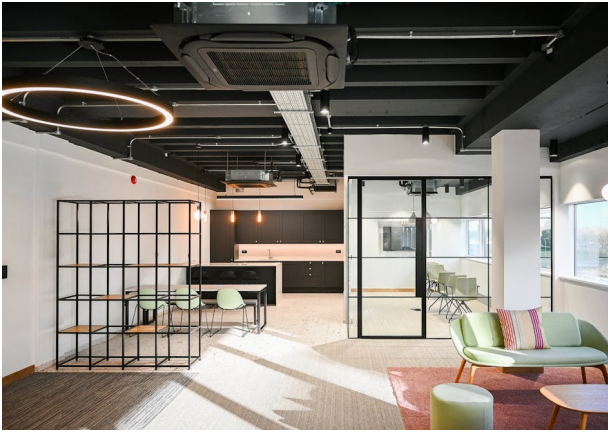


Avison Young hereby gives notice that the information provided either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is in this brochure is provided on the following conditions:

1. The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
2. All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.
3. No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.
4. All prices quoted are exclusive of VAT.
5. Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.







Avison Young hereby gives notice that the information provided either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is in this brochure is provided on the following conditions:

1. The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
2. All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.
3. No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.
4. All prices quoted are exclusive of VAT.
5. Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.