

# To Let

**249 Midsummer Boulevard, Milton Keynes, MK9 1EA**

2,500 to 14,411 sq ft

- 5 minute walk to MK station
- Adjacent to extensive amenity
- Recently refurbished
- Impressive entrance and reception area
- Manned reception



## Location

249 Midsummer Boulevard is in a prime location, with prominent frontage to Midsummer Boulevard at the corner of Upper Fourth Street and only a short walk from Milton Keynes Central railway station.

## Features and Specification

- Air-conditioning and raised floors
- Additional perimeter heating
- 12 person passenger lift
- Double-glazing
- Suspended ceilings and modular light fittings
- New carpet tiles throughout
- Ground floor reception area
- 8 car parking spaces in rear car park
- Cycle parking facilities are being added in the basement

A comprehensive refurbishment of the reception area and other common parts has recently been completed.

## Accommodation

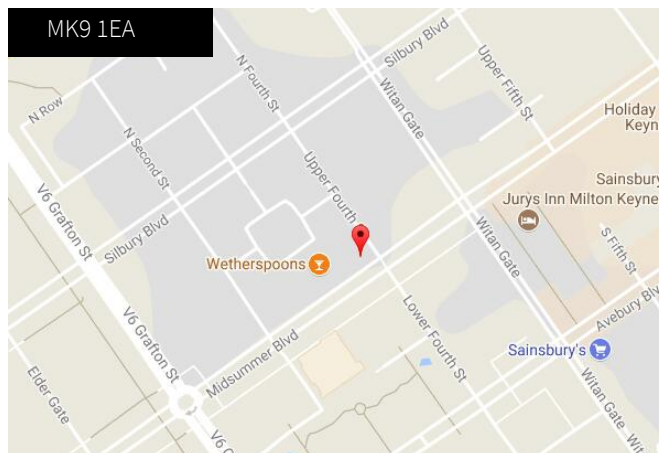
The 2nd Floor accommodation is available to let either as a whole (14,411 sq ft) or in part (from 2,500 sq ft upwards). The floor is currently subdivided into two suites, but consideration will be given to further subdivisions.

## EPC

This property has been graded as 81 D.

## Rent

Available on Request



## Contacts

### Matthew Swash

+44 (0)207 852 4827

Matthew.Swash@eu.jll.com

### Lydia Riches

+44 (0)207 852 4456

Lydia.Riches@eu.jll.com

## Joint Agents

### Jonathan Whittle (Louch Shacklock & Partners LLP)

01908 224 760

jonathan@louchshacklock.com

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