

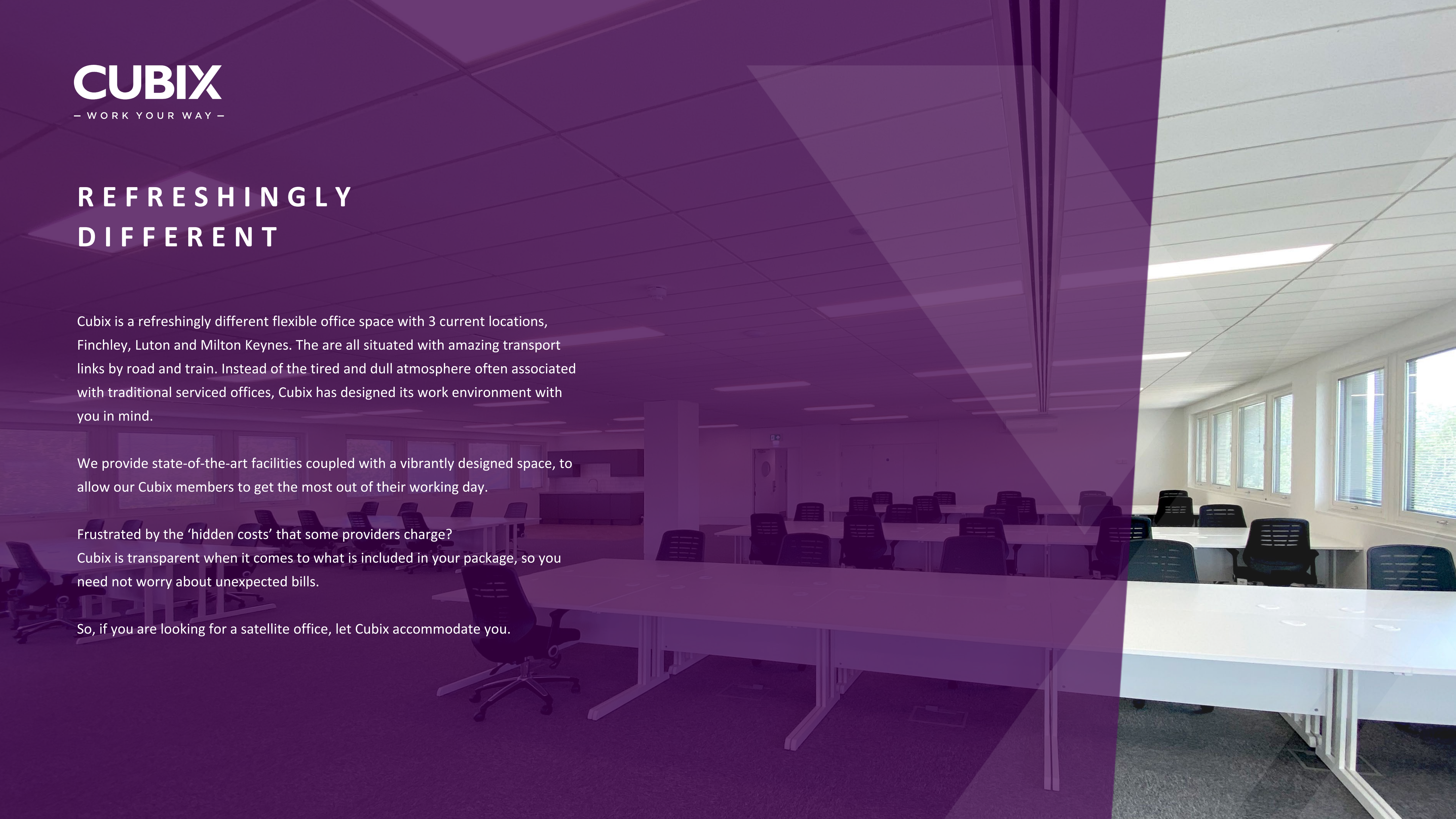
REFRESHINGLY DIFFERENT

Cubix is a refreshingly different flexible office space with 3 current locations, Finchley, Luton and Milton Keynes. They are all situated with amazing transport links by road and train. Instead of the tired and dull atmosphere often associated with traditional serviced offices, Cubix has designed its work environment with you in mind.

We provide state-of-the-art facilities coupled with a vibrantly designed space, to allow our Cubix members to get the most out of their working day.

Frustrated by the 'hidden costs' that some providers charge? Cubix is transparent when it comes to what is included in your package, so you need not worry about unexpected bills.

So, if you are looking for a satellite office, let Cubix accommodate you.



MILTON KEYNES

LOCATION

Positioned just moments from Milton Keynes Central, Cubix provides an excellent business environment located adjacent to Junction 14 of the M1 motorway, some 55 miles north of London and 70 miles south of Birmingham. Milton Keynes' mainline railway station provides intercity train services on the London to Glasgow line with a journey time of approximately 35 minutes to London (Euston).

Noble House is situated at the junction of Sunrise Parkway and Capital Drive overlooking the V8 Marlborough Street on the edge of Linford Wood, one of Milton Keynes' largest office campus locations.

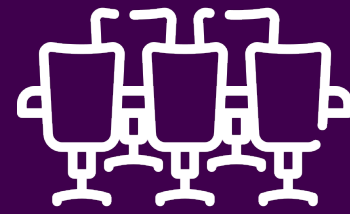
FACILITIES & AMENITIES

Noble House offers 20,000 sqft of newly refurbished office space set over 3 floors, with extensive parking. Noble has been designed to offer state of the art modern, spacious, bright and airy space both within the offices and the numerous break out and kitchen areas.

CUBIX MILTON KEYNES

Noble House, Linford Wood, Capital Drive,
Milton Keynes MK14 6QP

AT A GLANCE



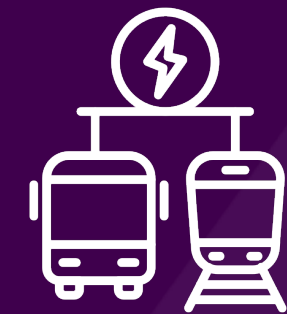
MEETING ROOMS



FULLY FURNISHED OFFICES



ELEVATORS



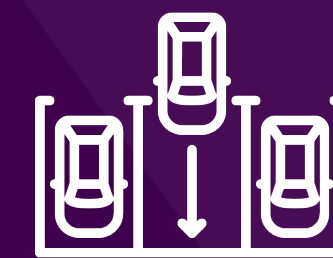
EXCELLENT TRANSPORT LINKS



BREAKOUT AREAS



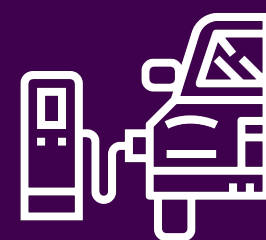
TGB LEASE LINE CONNECTIVITY



ONSITE PARKING



FULLY AIR CONDITIONED



EV CHARGING



24HR ACCESS



SUSTAINABLE ENERGY



SUPPORT TEAM SERVICES

MILTON KEYNES



Meeting Room



Exterior



Reception



Offices



Breakout / Kitchen



EV Charging

YOUR CUBIX OFFICE - Crown Business Finance

Cubix is all about flexibility and we know we can provide your ideal space, and we also have the ability to satisfy your changing requirements with regards to additional space without the need to relocate. Providing a fully inclusive service whilst only paying for the space you need at the time you need it.

OFFICE SUITE 100 ON G/F

Equipped with desks and chairs and internet. This clean and modern fully serviced office provides the ability to work in first class facilities on flexible terms and the ability to grow with your business.

COSTS:

50 desk office	£8,000 + VAT per month
15 Dedicated car park space	£0
Total:	£8,000 + VAT per month

PROPOSED OFFER FOR – Crown Business Finance

PRICE INCLUDES:

- Fully managed service from Centre Team
- Fully managed Facilities, manned reception, Health & Safety, Risk Assessments, Waste Management
- Air Conditioning
- Business Rates
- All Utilities Bills
- Wi-fi
- CCTV in Corridor Areas
- Access to all communal areas
- Daily Cleaning
- Maintenance
- 24/7 entry
- Complimentary Tea, Coffee, Milk
- Desks and chairs
- Meeting Rooms

OPTIONAL ITEMS:

- Car park spaces

SUITE NUMBER	SIZE (SQ FT)	POTENTIAL DESKS	PRICE PER MONTH (EXCL. VAT)	STATUS
100	2,454	50	£12,500	Available April 2025 – now taking viewings
104	441	10	£2,500	Available April 2025 – now taking viewing
107	355	7-9	£1,750	Available April 2025 – now taking viewing
108	376	7-9	£1,750	Available April 2025 – now taking viewings
206	344	7-9	£1,750	Available January 2025 – now taking viewings
301 & 302	1,141	26	£6,500	Available
303	441	10-12	£2,500	Available

What's included?

- Furnished office
- Car park with EV charging points
- Fully equipped kitchen
- Breakout areas
- 24/7 access
- Manned reception
- CCTV in all common areas
- Fully air conditioned in each room
- Stable wi-fi
- Meeting rooms
- Flexible contract
- **Business rates**
- **Utility bills**
- **Car parking spaces**

Enquiries

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CUBIX, NOBLE HOUSE, CAPITAL DRIVE, LINFORD WOOD, MILTON KEYNES TO LET