



# NORTHGATE

450 - 500 SILBURY BOULEVARD

34,670 SQ FT (3,221 SQ M) GRADE A OFFICES

CENTRAL MILTON KEYNES • MK9 2AD

# NEW **DESIGN LED** OFFICE SPACE

AT THE VERY HEART OF THE CITY



# A STUNNING TRANSFORMATION

An extensive design led highly sustainable refurbishment programme has recently been carried out, to include a remodelled reception, private roof terraces together with ground floor amenity including meeting room suite, cycle stores and shower and changing facilities.

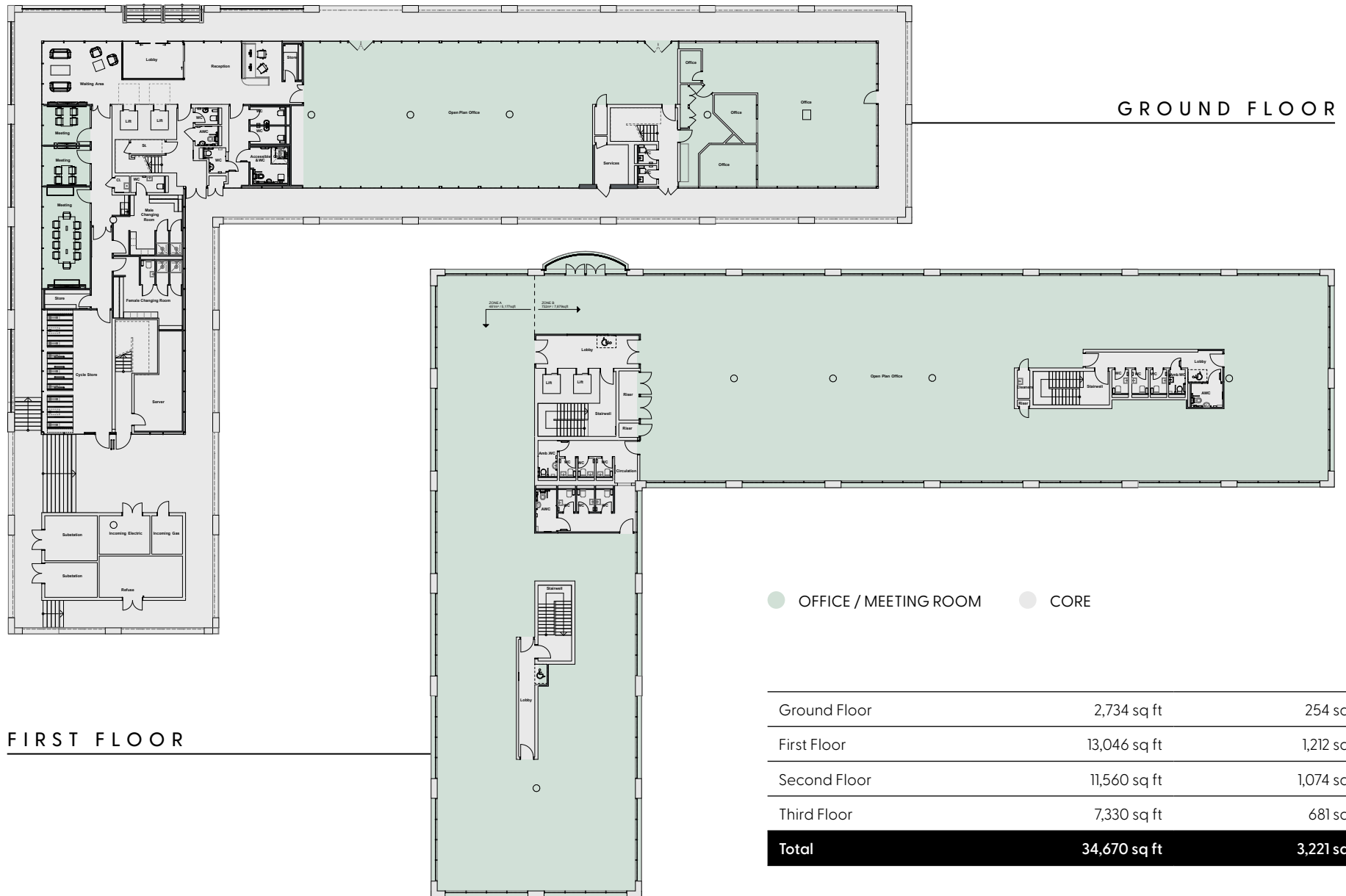


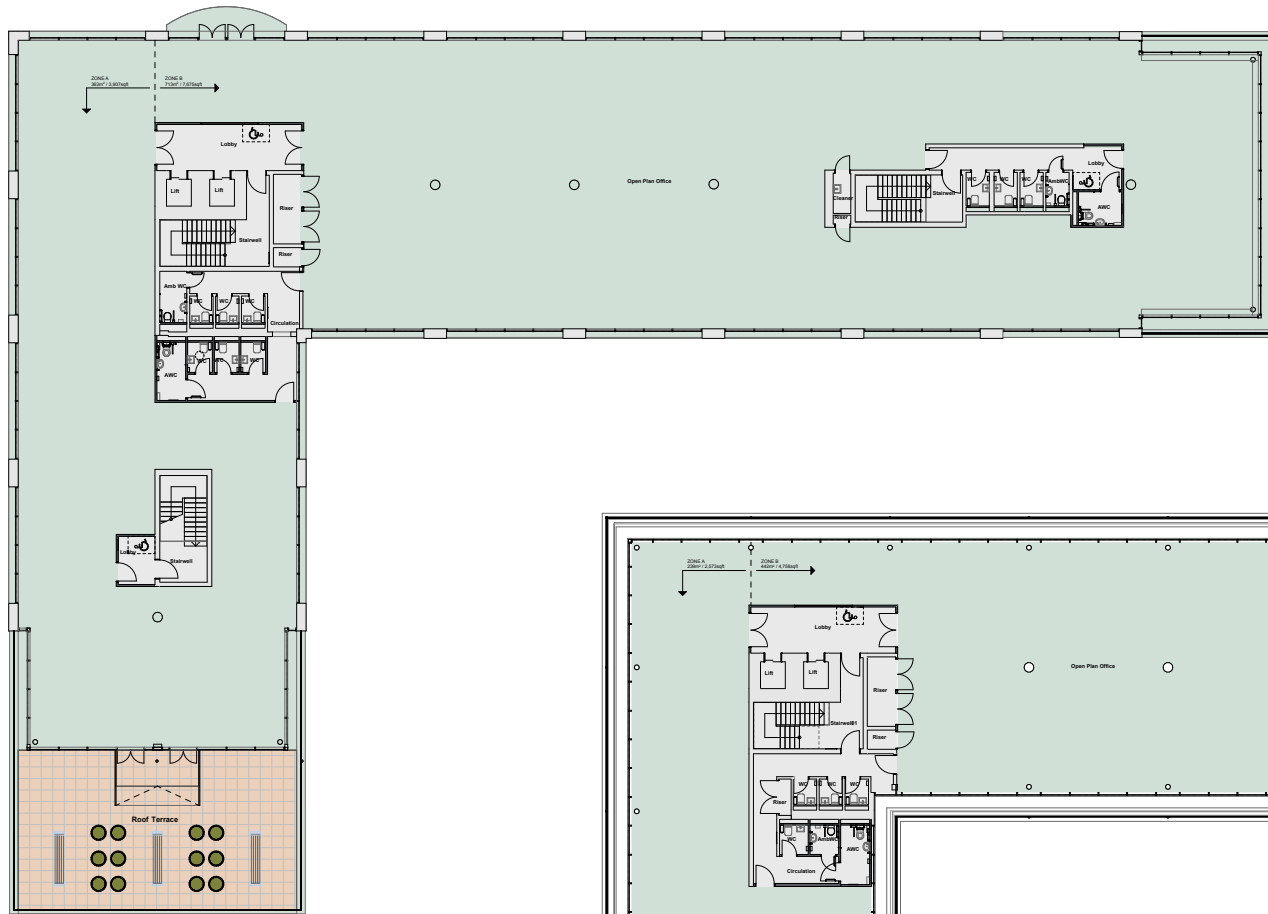
# **SPACIOUS,** LIGHT-FILLED

## OPEN PLAN OFFICE SPACE

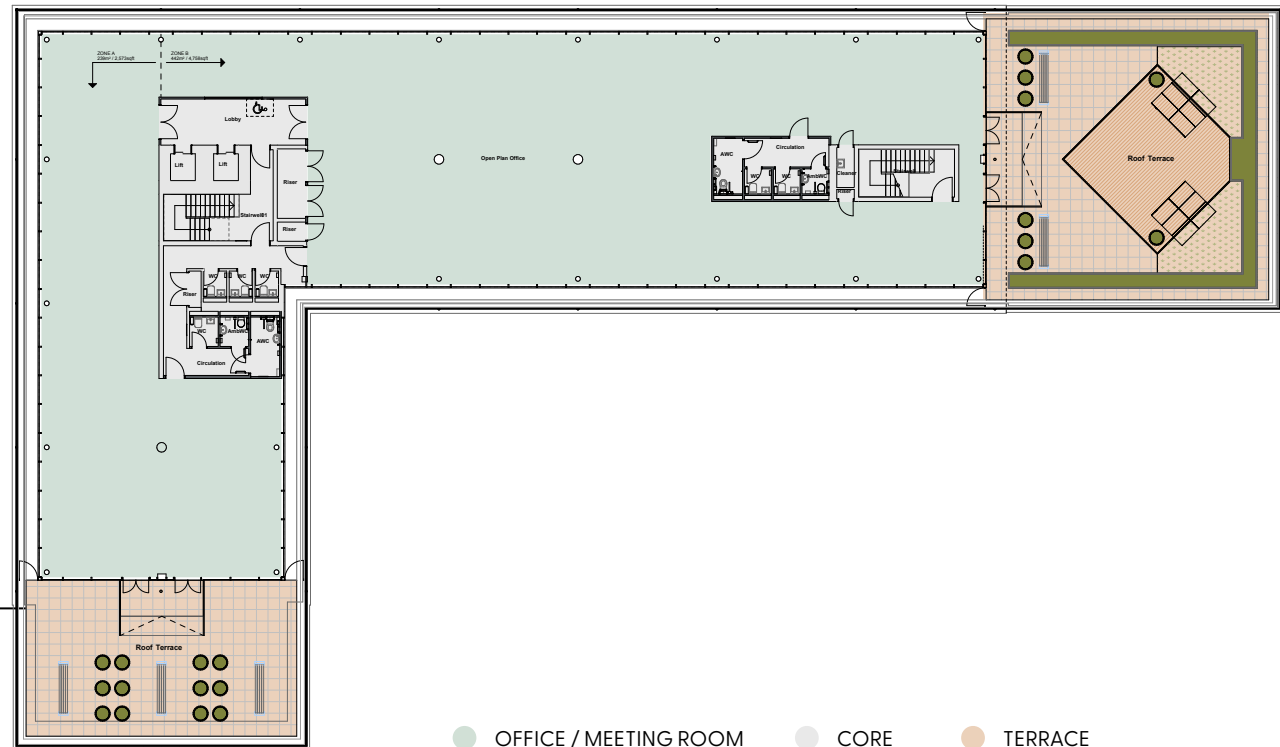


# FLEXIBLE FLOORPLATES





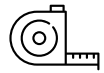
SECOND FLOOR



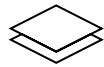
THIRD FLOOR

- OFFICE / MEETING ROOM
- CORE
- TERRACE

# SPECIFICATION AT A GLANCE...



Bespoke finishes available



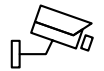
New raised floors



Meeting room suite



Newly configured reception



Building security



BREEAM Excellent



EPC B



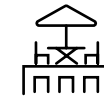
Shower & changing facilities



Car parking



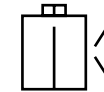
EV charging



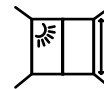
Private roof terraces



New M&E



Lifts



Full height glazing



Internal cycle stores

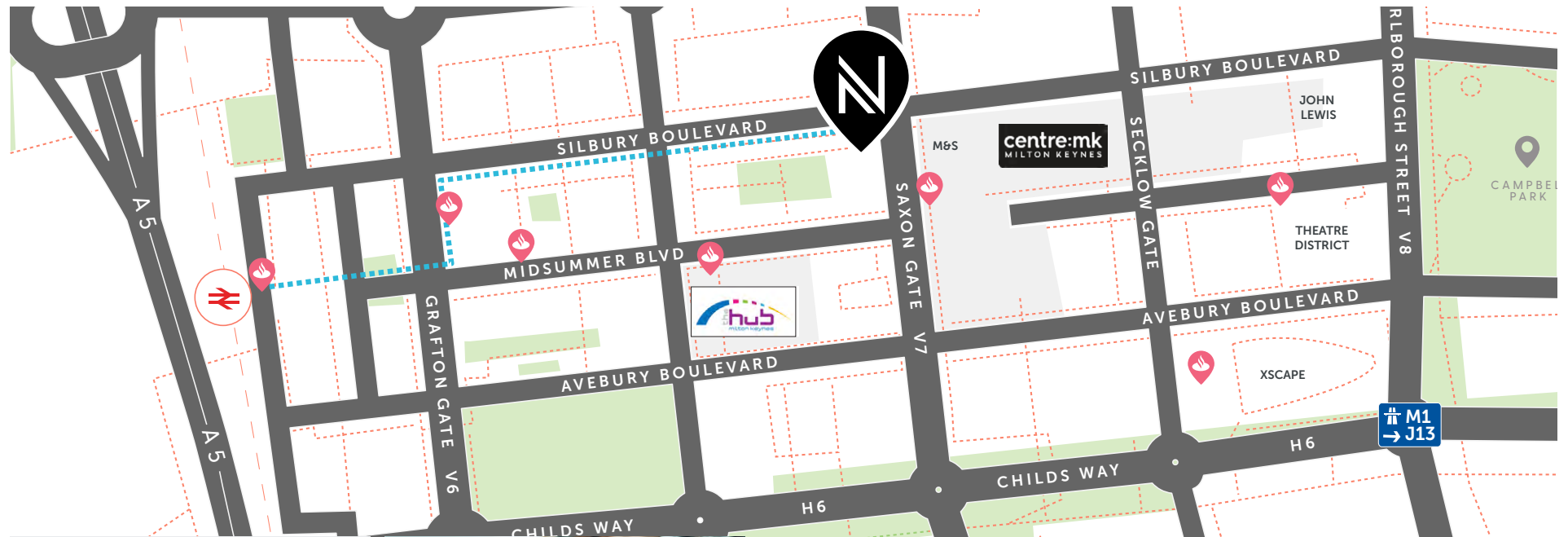






# ON THE DOORSTEP...

Northgate House is situated at the very heart of Central Milton Keynes and is surrounded by a wealth of retail, leisure and lifestyle amenities.



POSTCODE: MK9 2AD

WHAT3WORDS:  
///geese.officers.salad



#### SANTANDER DOCKING STATIONS

With over 40 docking stations and 300 bikes, Santander Cycles are a great way to get around the city.



#### CYCLING ROUTES

Milton Keynes is a cycle friendly city and has a huge network of redways, super routes, leisure routes and places to ride.



#### WALKING ROUTE TO MK CENTRAL

Milton Keynes Central is a short 15 minute stroll from Northgate House.

# WELL CONNECTED...

Milton Keynes is at the centre of the 'UK Growth Corridor' and is well-placed to benefit from resulting future business growth.

As the centre point between London, Birmingham, Oxford and Cambridge, this extraordinary connectivity affords direct access to a population of 18 million within a 1 hour drive time.



M1 Junction 14	5 mins
M25 Junction 21	35 mins
Central London	50 mins
Central Birmingham	70 mins
Oxford	60 mins
Cambridge	65 mins

Source: The AA



London Euston	34 mins
Birmingham New Street	53 mins
Manchester Piccadilly	98 mins

Source: National Rail Enquiries



London Luton	35 mins
Birmingham International	65 mins
London Heathrow Airport	60 mins
East Midlands	65 mins
London Stansted	70 mins

Source: The AA

# FURTHER **INFORMATION**...

For viewings and further information please contact the agents:



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