

# TO LET

6,555 Sq Ft (608.96 Sq M)

- Refurbished Suite
- Modern Specification
- Cost Effective
- Suitable for a Variety of Uses
- Close to Centre:MK and Mainline Station



## Matrix House

First Floor North, 2 North Fourth Street, Milton Keynes, MK9 1NJ

**>D KirkbyDiamond**

Contact: Nick Bosworth or Tate James

Tel: 01908 678 800

[kirkbydiamond.co.uk](http://kirkbydiamond.co.uk)





## LOCATION

- The property occupies a prominent position on the corner of North Fourth Street and North Row, with immediate access to the Centre:MK.
- Located a short distance from the property are the hotel, conference facilities, bars and restaurants within The Hub.
- Milton Keynes Central railway station is situated approximately 10 minutes walk from the property.
- Mixture of offices and residential surrounding.
- Public car parking immediately to the front of the building.

 what3words

///gets.gladiator.suffix

 Google Maps

[Click here](#)



## DESCRIPTION

- The first floor has received a comprehensive refurbishment including carpeting, and internal redecoration.
- A modern detached office building over three floors offering six suites of offices located in the centre of Milton Keynes and within walking distance of the shopping centre.
- Matrix House offers larger open plan office floor plates from 4,250 sq ft to 6,500 sq ft (655 sq m) with raised floors, air conditioning, lifts and some parking.
- Two lifts serving the 1st and 2nd Floors.

## TERMS

The premises are to be let on a full repairing and insuring lease for a term to be agreed at a rent of £98,325 per annum + VAT

## ACCOMMODATION

First Floor North	608.96 SQ M	6,555 SQ FT
<b>Total</b>	<b>608.96 SQ M</b>	<b>6,555 SQ FT</b>

\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: B (38)

Service Charge: Available upon request

## CONTACT:



**NICK BOSWORTH**

**07721 128 798** [Nick.Bosworth@kirkbydiamond.co.uk](mailto:Nick.Bosworth@kirkbydiamond.co.uk)



**TATE JAMES**

**07810 746 885** [tate.james@kirkbydiamond.co.uk](mailto:tate.james@kirkbydiamond.co.uk)

Kirkby Diamond LLP for themselves and for the vendors, whose agents they are, give notice that these particulars are set out as a general guide only and do not constitute any part of any offer or contract. All descriptions, dimensions, reference to condition and the necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but interested parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Kirkby Diamond LLP has any authority to make or give representation or warranty whatever in relation to this property. Kirkby Diamond LLP (Registration No OC420194) is authorised and regulated by the Royal Institution of Chartered Surveyors. Kirkby Diamond is a trading name of Kirkby Diamond LLP