

100 AVEBURY
BOULEVARD

Elevated workspace,
moments from
Milton Keynes Central



Contemporary workspace across three floors

100 Avebury Boulevard offers high-quality Grade A office accommodation within one of Milton Keynes' most established and sought-after business locations. Positioned in the heart of the city centre, the building provides modern, flexible workspace designed to meet the demands of today's occupiers.

Occupying part of the 4th and 5th floors and the entirety of the 6th floor, the space combines efficient layouts with high-quality fit out, offering immediate occupation potential.



Exceptionally connected

The building is situated in the prime office location of Milton Keynes, just a short walk from Milton Keynes Central railway station, providing fast and frequent services to London and beyond.

The city centre retail core, restaurants, cafés and leisure amenities are all within easy walking distance, creating a highly convenient and attractive working environment.

Milton Keynes also benefits from excellent road connectivity, with immediate access to the M1 (J14) and the wider motorway network.



CYCLING ROUTES

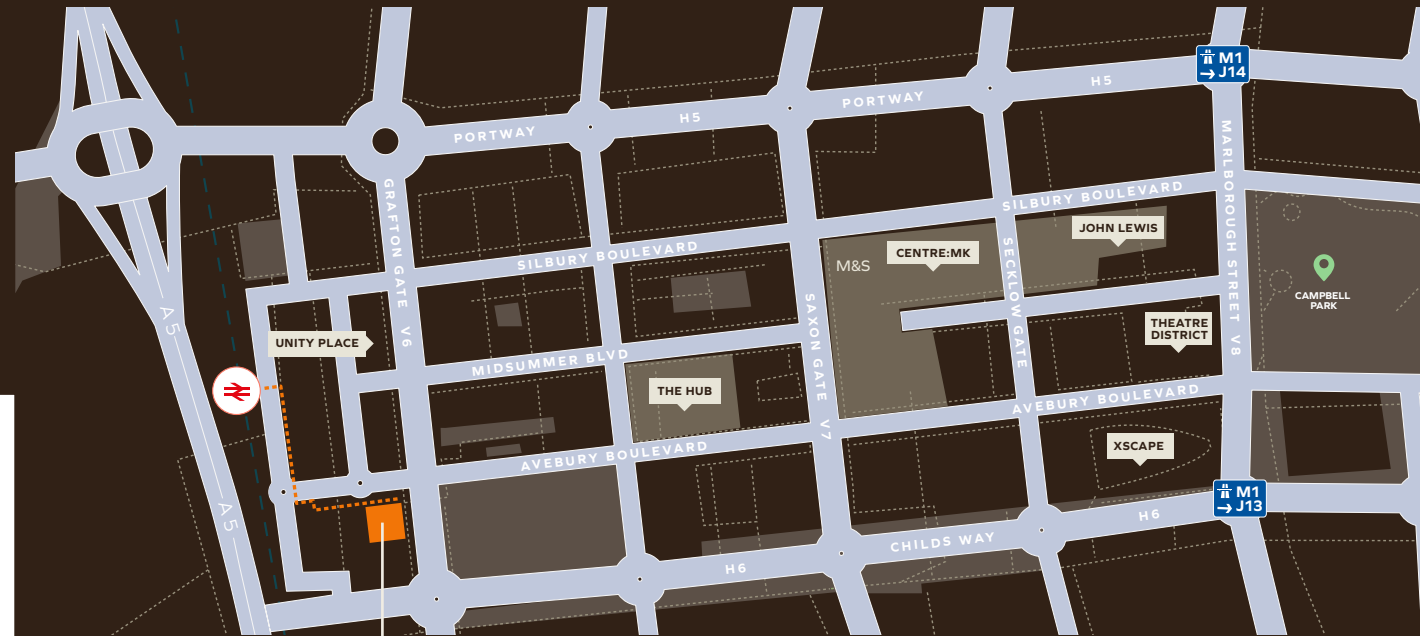
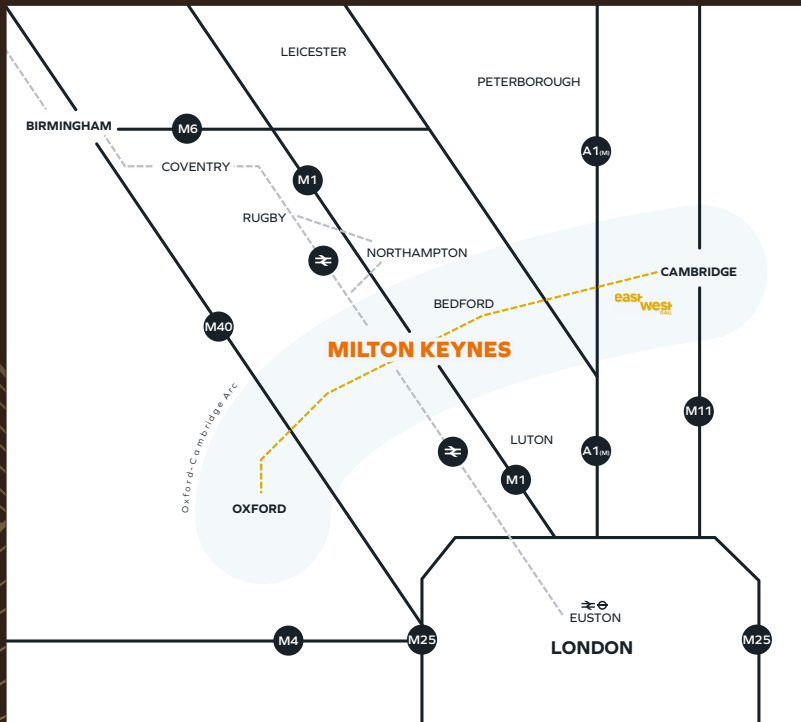
Milton Keynes is a cycle-friendly city with an extensive network of redways and leisure routes.

Lime bikes and e-scooters are readily available across the city, making local journeys quick and convenient.



WALKING ROUTE TO MK CENTRAL

Milton Keynes Central is a 2 minute stroll from the property.



100 AVEBURY BOULEVARD

100 Avebury Boulevard | Milton Keynes | MK9 1FH

What3words: ///clever.departure.clauses

Milton Keynes
Central Station

Unity Place
Bars & restaurants

100 AVEBURY
BOULEVARD

Centre:MK
Shops

The Hub
Bars & restaurants



Destinations from MK Central

London Euston	approx. 32 minutes
Birmingham New Street	approx. 50 minutes
Manchester Piccadilly	approx. 1 hr 45 mins

Just 2 minutes walk to MK Central Station

Designed for modern business



100 Avebury Boulevard is a striking detached 8-storey office building, designed to deliver both visual impact and functional efficiency. Floor-to-ceiling glazing on all elevations ensures exceptional levels of natural light and impressive views across the surrounding urban landscape.

The building is specified to a high standard throughout and includes:



Large atrium reception with manned concierge



Four 8-person passenger lifts



VRF air conditioning throughout



Shower and WC facilities on each floor



High-quality finishes to all common areas



Flexible, fitted workspace

The available accommodation has been fitted to a high standard. Each floor offers a variety of working environments across three floors. An internal staircase connects the 4th, 5th and 6th floors, creating a cohesive and collaborative workspace (subject to tenant requirements).

The floors can be adapted to suit a range of occupier needs, from open plan working to client-facing environments.

4th Floor – 6,328 sq ft (587.89 sq m)

Predominantly open plan with 7 meeting rooms/offices. Fully accessible raised floors, suspended ceilings and LG7 lighting. A highly adaptable floor ready for occupier customisation.

5th Floor – 11,151 sq ft (1,036 sq m)

Client-facing suite including reception, boardroom, meeting rooms and extensive breakout space. Finished to an exceptional standard with feature lighting and contemporary design.

6th Floor – 21,463 sq ft (1,994 sq m)

Large open plan workspace with meeting rooms, kitchen and breakout areas, plus gym, showers and changing facilities. Ideal as a headquarters-style environment.



A complete business environment

Car parking is well provisioned across the demise:

4th floor	10 spaces
5th floor	21 spaces
6th floor	40 spaces

Providing an overall parking ratio of approximately 1:530 sq ft.

With its combination of prime location, high-quality fit out and strong connectivity, 100 Avebury Boulevard represents an outstanding opportunity for occupiers seeking a modern headquarters environment in Milton Keynes.



100 AVEBURY BOULEVARD

EPC

B-26

BUSINESS RATES

Available upon request.

SERVICE CHARGE

Available upon request.

FURTHER INFORMATION

For further information or to arrange a viewing please contact the sole agent:



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