

TO LET

226 – 5,584 Sq Ft

(21 – 518.75 Sq M)

- › Serviced Office Space
- › Flexible Terms
- › Thoughtfully designed modern refurbished office suites
- › On-site support services and 24 hour access



CUBIX Noble House

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

Contact: Nick Bosworth or Cristian Coccozza

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eddisons.com





Location

- Situated on Capital Drive in Linford Wood, Noble House is well located with Central Milton Keynes approximately 5 minutes away.
- The Central Milton Keynes Railway station provides access to London in just over 30 minutes, as well as rail services to Birmingham, Cambridge and beyond.
- Excellent access is provided via road links with the M1 (J14) and the A5 within close proximity.

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Google Maps
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Description

- Noble House is an attractive modern three storey office building that is currently undergoing an extensive refurbishment and benefits from excellent natural light throughout.
- Main amenities include:
 - 121 potential desks
 - Internal kitchens
 - 3 internal offices
 - Meeting Rooms
 - Breakout areas
 - Car park with EV charging points
 - Fully air conditioned suites
 - CCTVs in all common areas
 - 24/7 access
 - Manned reception
 - Stable WI-FI
 - Utility bills
 - Business rate
- Suites 107 & 108 and suites 202 & 203 are available for combined rent.
- Suites 100 and 104 could be split and are to be built upon signing.

Terms

Leases offered on rolling monthly contracts offering tenants the desired flexibility in the current market.

Accommodation (Net Internal Area*)

Suite 100	227.98 SQ M	2,454 SQ FT
Suite 104	40.97 SQ M	441 SQ FT
Suite 107	32.98 SQ M	355 SQ FT
Suite 108	34.93 SQ M	376 SQ FT
Suite 202	43.01 SQ M	463 SQ FT
Suite 203	42.92 SQ M	462 SQ FT
Total	518.75 SQ M	5,584 SQ FT

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

EPC: B-33

Business Rates: The rateable value is £35,750. For the rates payable please contact us or www.voa.gov.uk

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