



SEEBECK HOUSE

1 SEEBECK PLACE // KNOWLHILL // MILTON KEYNES // MK5 8FR



HIGH QUALITY OFFICES IN A HIGH PROFILE LOCATION

4,616 - 9,926 sq ft (428.8 - 922.2 sq m)

LOCATION

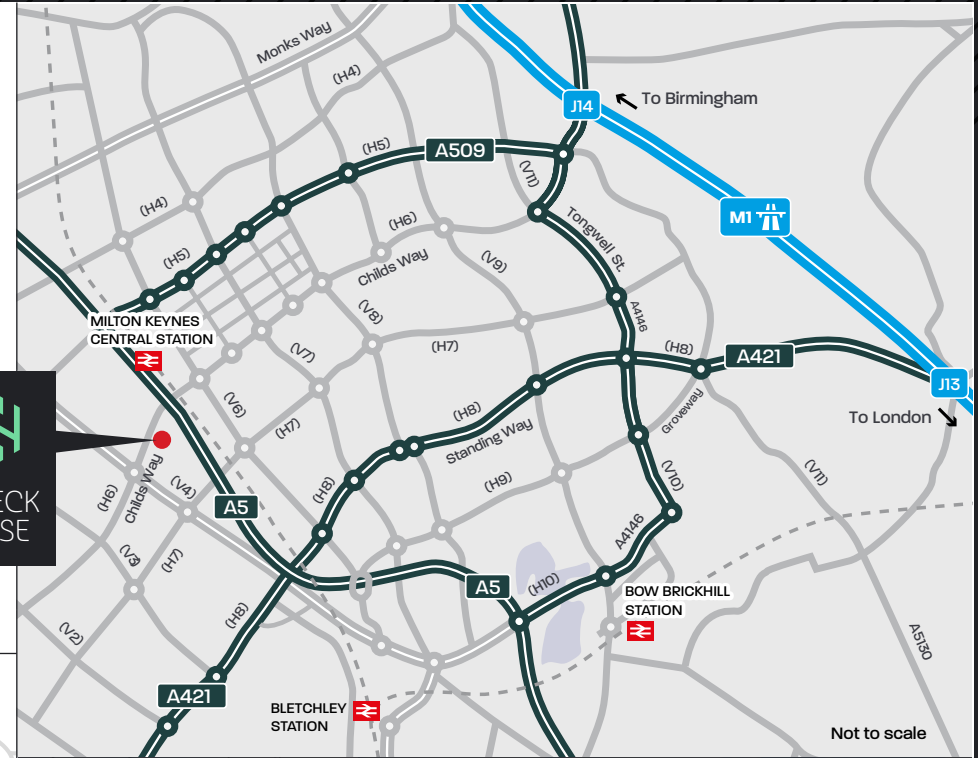
Seebeck House is located 5 minutes from central Milton Keynes, providing over 250 shops, restaurants and leisure facilities. The Hub, which is situated within walking distance is home to over 20 bars, cafes, restaurants and hotels. The building is also located a short 5 minutes drive to MK1 Retail Park which is home to the MK Dons and Hilton Hotel as well as big brand names such as M&S, River Island and Next.

The building is located a 12 minute walk from Milton Keynes Train Station, and is

integrated into the Milton Keynes cycle redway.

Milton Keynes benefits from one of the most regular rail services to London Euston with journey times as short as 33 minutes. Services to Birmingham (40 mins) and the North are also just as frequent.

Road access to Junctions 13 & 14 of the M1 motorway is available within 10 minutes by dual carriageway, which in turn gives accessibility to London Luton (34 mins) and London Heathrow (62 mins).



SEEBECK HOUSE



SEEBECK HOUSE



- OFFICE
- INDUSTRIAL
- RETAIL & LEISURE

H7 CHAFFRON WAY

OXFORD AND M40

INTERPOWER COMPONENTS

360 PLAY NURSERY

KORG MARABU (UK)

INTERTEK

KISS GYMS

DHL

MADISON

DRC LOCUMS

FREETHS

BLUE PRINT

BSI

STRATAS MEDIAHAWK STEVEN EAGELL TOYOTA



DAVY AVENUE

EMW LAW MACINTYRE CARE CESIUMASTRO

MORGANA

LANDMARK

NHBC HQ

H6 CHILD'S WAY

ELEVATION KTS EVENTS TWENTY CI

PLUSFOOD BRF COMPELLO GROUP

CENTRAL MILTON KEYNES AND M1 (JUNCTION 14)

A5

M1 (JUNCTION 13) AND LONDON

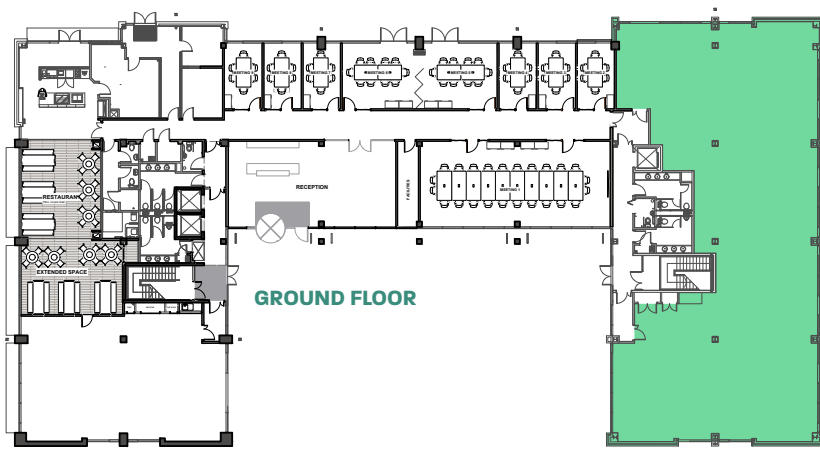
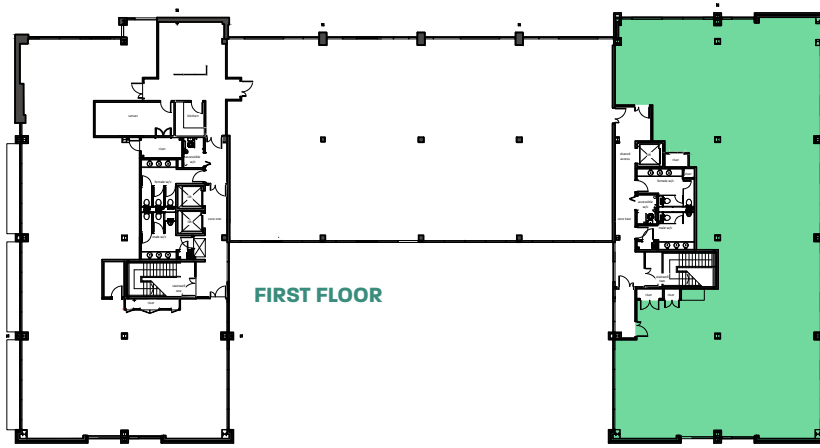
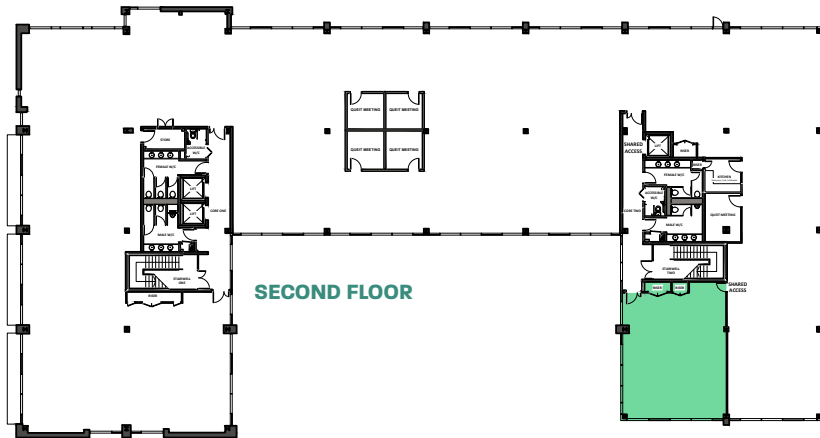
DESCRIPTION

Seebeck House comprises a high quality self-contained office building totalling 40,248 sq ft arranged over ground and three upper floors.

The building provides open plan office accommodation and benefits from two cores allowing maximum flexibility. Internally, the suite benefits from the following specification:

- On site cafe/restaurant
- Great parking ratio 1:367 sq ft (27 spaces)
- Boardroom, offices and training areas available to hire by occupiers
- Self contained entrance reception
- Four pipe fan coil air-conditioning
- Fully accessible raised floor
- Suspended ceilings
- Clear floor to ceiling height of 2.65m
- 3 x 9-person passenger lifts (675 kg)
- Male, Female and Disabled WCs on each floor
- Shower facilities





AVAILABILITY

The following is measured on a IPMS3 basis.

Part Ground Floor	4,616 sq ft	(428.92 sq m)
Part First Floor	4,478 sq ft	(416.04 sq m)
Part Second Floor	832 sq ft	(77.31 sq m)
Total	9,926 sq ft	(922.27 sq m)

There are 27 car parking spaces which equates to 1:367.

TERMS

A new effective FRI lease on terms to be agreed.

RATES

Rates will be payable on a pro rata basis.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

VAT

The tenant will be responsible for the payment of any VAT.

EPC

Available upon request.



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VIEWING

For viewing and further information, please contact the joint sole agents:



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