

## TO LET

# 600 Elder House, Station Square, Central Milton Keynes A3/A4 Restaurant or Bar



- **Prominent corner location property on entrance to Station Square.**
- **Several thousand office workers in offices above and adjoining**
- **Close to 400,00 sq ft Network Rail HQ opening 2010/2011**
- **New Lease for term of years to be agreed subject to 5 year rent review**
- **Substantial rent free available**
- **Benefit of late licence and Outside Seating Area**
- **Offers invited in the region of £55,000pa.**
- **Current use A4 Bar (A3 Restaurant stp)**
- **All figures quoted exclude any VAT that may be applicable**
- **Each party to bear own legal and professional costs that may be incurred**

Midsummer Court  
314 Midsummer Boulevard  
Central Milton Keynes  
MK9 2UB

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MISREPRESENTATION ACT

PATRICK PUNCH & CO. FOR THEMSELVES AND FOR THE VENDORS OF THIS PROPERTY WHOSE AGENTS THEY ARE GIVE NOTICE THAT: (i) THE PARTICULARS ARE PRODUCED IN GOOD FAITH, ARE SET OUT AS A GENERAL GUIDE ONLY AND DO NOT CONSTITUTE ANY PART OF A CONTRACT; (ii) NO PERSON IN THE EMPLOYMENT OF PATRICK PUNCH HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



**Location**

Elder House is prominently situated adjoining the main line railway station Milton Keynes Central, and as such will benefit from the 4 million Network SE passengers each year.

This prime location also benefits from being positioned opposite the CMK Bus Terminal

Nearby retailers include:

- Costa Coffee
- Richer Sounds
- Subway

Dedicated parking available for A1 units.

Ground Floor GIA	2,516 sq ft
First Floor Mezzanine	800 sq ft
Total	3,316 sq ft
Frontage in excess of	100 ft

**Rent**

Available on request.

**Rateable Value**

£36,750

NB: you are advised to make your own enquiries regarding rates.

**For further information and viewing:  
 Contact Patrick Punch & Co**

Subject to Contract.



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