



**TO LET**  
**HIGH QUALITY**  
**OFFICES**

 **FLEMING HOUSE**  
SEEBECK PLACE | KNOWLHILL | MILTON KEYNES | MK5 8FR

**3,480-11,020 SQ FT**



**M1 J 13&14**  
10 minutes



**London Euston** 32 mins  
**Birmingham** 40 minutes

[Open in Google Maps](#)

## LOCATION

**Fleming House** has the enviable advantage of being within close proximity to the City Centre, with its destination shopping centre (CentreMK) providing around 250 shops, cafés and department stores.












Milton Keynes benefits from one of the most regular rail services to London Euston with journey times as short as 32 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 Heathrow and Luton Airports.





“Set in an unrivalled landscaped business park setting in close proximity to CMK”



-  Newly refurbished
-  Excellent natural light
-  Air conditioning
-  LED lighting
-  Full access raised floor
-  Male/female WCs
-  Shower facilities
-  Door entry system
-  Fully managed estate landscaping
-  Allocated parking at a ratio of 1:269 sq ft
-  Energy Performance Rating - B43



## ACCOMMODATION

The property is available to let as a whole or individual floors.

	SQ FT	SQ M
Ground Floor	3,480	323
First Floor	3,480	323
Second Floor	3,480	323
Third Floor	580	54
<b>TOTAL NIA</b>	<b>11,020</b>	<b>1,023</b>

## OUTGOINGS

Details of all occupational costs are available on request.

## EPC

B-43





# FLEMING HOUSE

SEEBECK PLACE | KNOWLHILL | MILTON KEYNES | MK5 8FR

## VIEWINGS

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

**CHRIS DRUMMOND**

**TOM HARKER**

[chris@tdbre.co.uk](mailto:chris@tdbre.co.uk)

[tharker@lsh.co.uk](mailto:tharker@lsh.co.uk)

DISCLAIMER: The Agents for themselves and for the vendors or lessors of the property whose agents they are give notice that, (i) these particulars are given without responsibility of The Agents or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) The Agents cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of The Agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on the purchase price and / or rent, all figures are exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) The Agents will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. 01/23.