



Planning consent granted for a New Cafe
Matrix House

www.matrixhousemk.co.uk

244.5 sq m / 2,630 sq ft

Enquiries Invited



**Matrix House,
North Fourth Street, Central Milton Keynes
MK9 1NJ**

Location:

Positioned within Central Milton Keynes and bounded by Silbury Boulevard, Grafton Street, Portway and Witan Gate, the premises are a short walk from the Milton Keynes railway station.

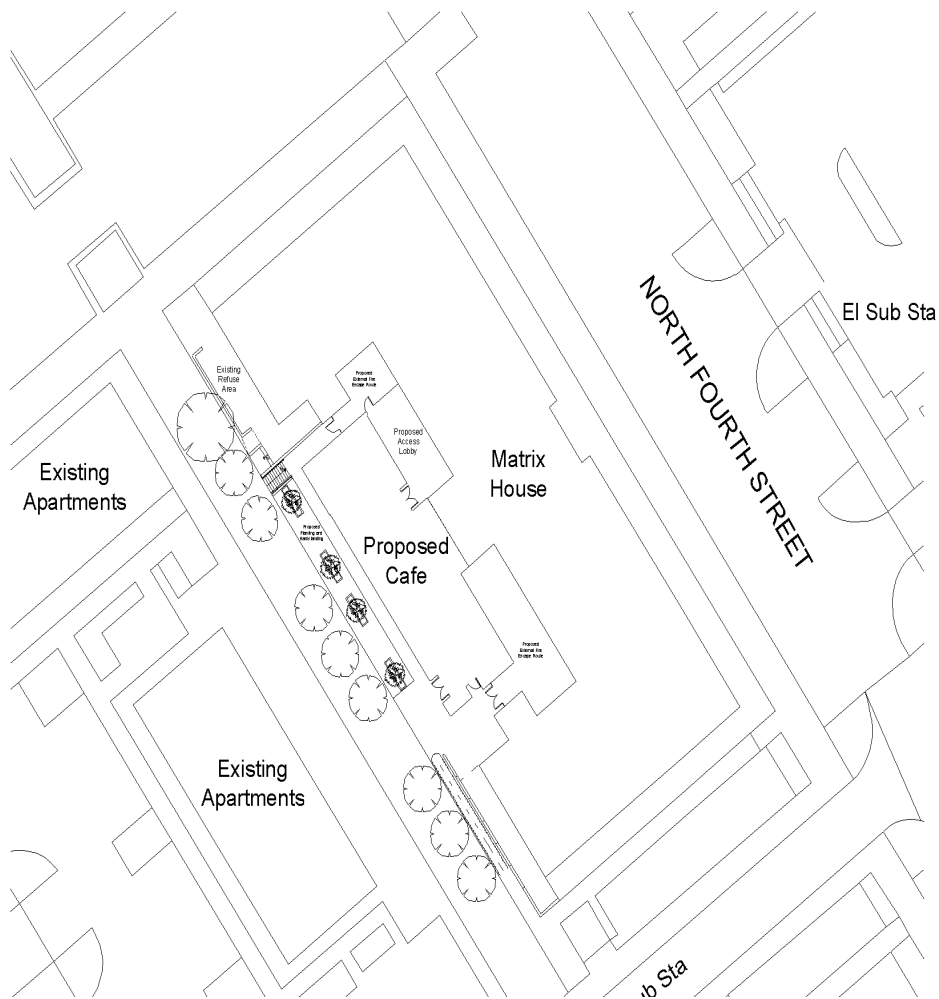
Matrix House is located within the Central Business District and is surrounded by offices, retail hotels and residential apartments.

Misrepresentation Act: Commercial Lynx (and their joint agents where applicable) for themselves and for the Vendors or Lessors of the property whose agents they are, give notice that; i) these particulars are set out as a general outline only, for the guidance of intended purchasers or lessees, and do not constitute the whole or any part of an offer or contract; ii) Commercial Lynx cannot guarantee the accuracy of any description dimensions, 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 of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) No employee of Commercial Lynx (and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; iv) VAT may be payable on the purchase price and/or rent. All figures are quoted exclusive of VAT, intending purchasers or Lessees must satisfy themselves as to the applicable VAT position, if necessary by taking the appropriate VAT position, if necessary by taking appropriate personal advice; v) Commercial Lynx will not be liable, in negligence or otherwise, for any loss arising from the use of particulars.

Areas:

Gross internal areas:

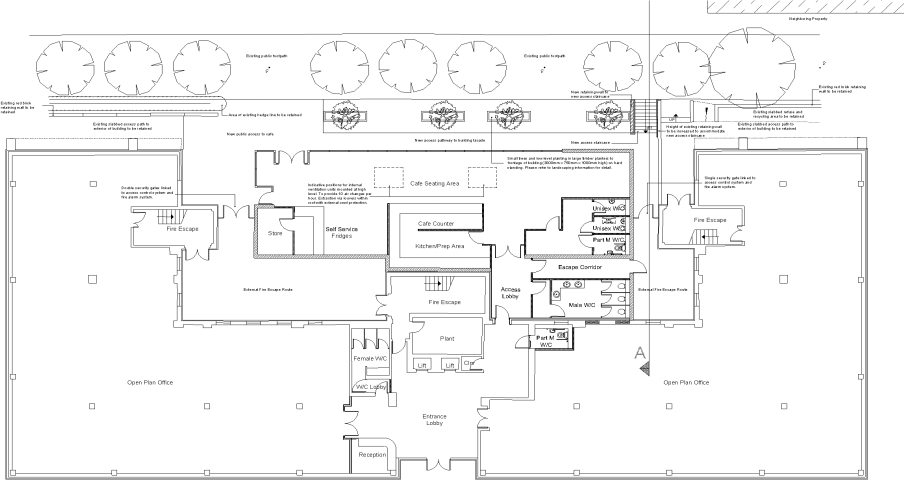
Proposed gross floor area: **244.5 sq m / 2,630 sq ft sq ft.**



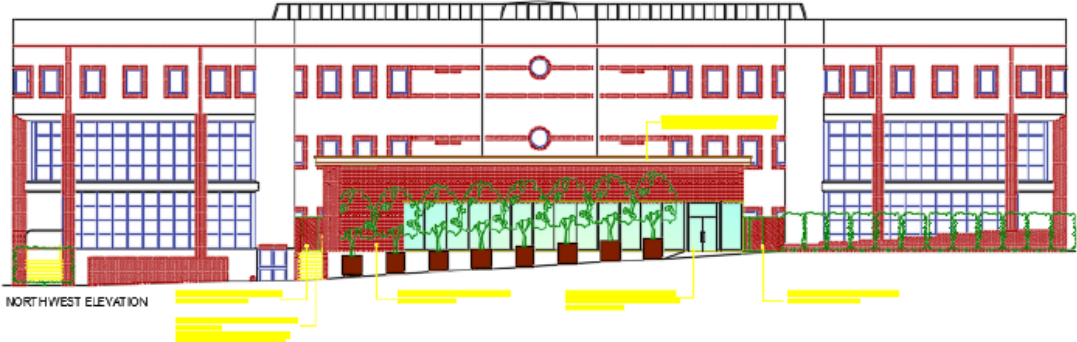
Lease :

Please contact the agent on **01908 37 37 88** or info@commercial-lynx.co.uk to arrange viewings by appointment only. Lease and further details for discussion .

Proposed floor layout—ground floor



Proposed Elevations



Planning Consent (first page extract)

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
TOWN AND COUNTRY PLANNING (DEVELOPMENT
MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015



FULL PLANNING PERMISSION GRANTED

To: Apex Planning Consultants Paul Smith 1 Hillbeck Grove Middleton Milton Keynes MK10 9JJ United Kingdom	Application no: 18/01292/FUL Applicant: Marchmont Farms Ltd c/o Apex Planning Consultants
---	---

Milton Keynes Council, under their powers provided by the above legislation, **Permit** the

Single storey extension to create a cafe (Class A3), and associated soft landscaping

At: Matrix House 2 North Fourth Street Central Milton Keynes Milton Keynes

In accordance with your application, valid on 25th May 2018.

Approval is given subject to the condition(s) set out below. Some of the conditions may require further details to be provided **before the development commences**. The conditions need to be complied with for the permission to remain valid. If the conditions are not complied with, legal action can be taken against the developer and the land owner. The details required by the conditions, need to be submitted formally to the Council. Call the Planning Enquiries number at the bottom of the page or use the link www.milton-keynes.gov.uk/publicaccess for further details.

Conditions:

(1) The approved development shall be carried out in accordance with the following drawings/details:

1053693/P01 rev A Proposed Ground Floor General Arrangement Plan dated: 13/07/2018 received on 16th July 2018
1053693/P02 rev A Proposed Elevations dated: 13/07/2018 received on 16th July 2018
1053693/P04 rev A Proposed Street View Elevation dated: 13/07/2018 received on 16th July 2018
1053693/P03 Location Plan dated: 26/03/2018 received on 25th May 2018
1053693/P03 Proposed Site Plan dated: 03/04/2018 received on 25th May 2018

Development Management,
Civic Offices, 1 Saxon Gate East, Central Milton Keynes MK9 3EJ
Planning Enquiries Direct Line (01908) 252358
MK Council Tel: (01908) 691691
www.milton-keynes.gov.uk