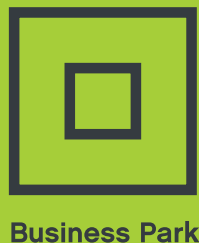


linford^{MK}
wood



carina

SUNRISE PARKWAY • LINFORD WOOD • MILTON KEYNES • MK14 6PH

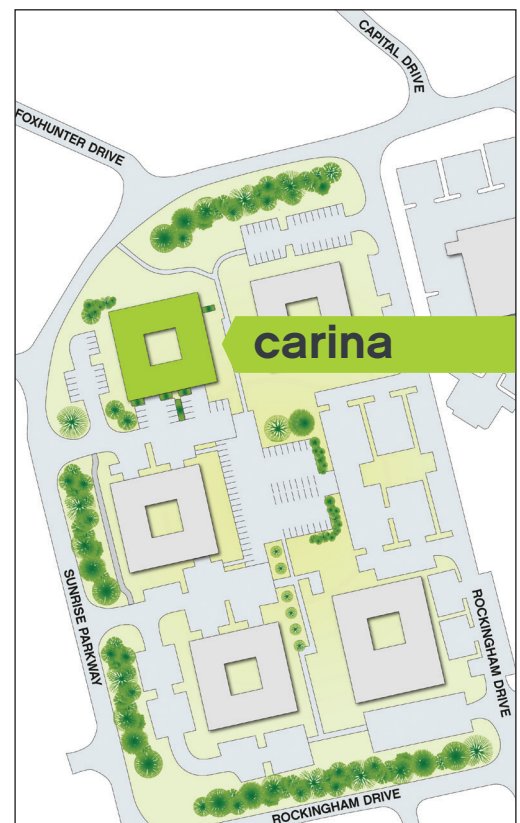


modern offices to let

suites from 1,500 – 6,000 sq ft (371.6 - 1,021.9m²)



- Generous tenant and visitor car parking
- Spacious contemporary offices with excellent natural light
- Less than 10 minutes drive to M1 (J14)



milton keynes

- One of the fastest growing centres in the UK
- Strategically located midway between London & Birmingham
- Good communications via:
 - Road (M1 motorway Junction 14: 4 miles)
 - Rail (London Euston: 35 mins)
 - Air (Heathrow, Luton and Birmingham: within 1 hour)
- Expanding local labour force
- Wide variety of leisure and sporting facilities

linford wood

Linford Wood is the most established office campus location in Milton Keynes.

Situated approximately one mile north of the City Centre the area has provided a number of companies with their regional headquarters including Motor Insurer's Bureau, Panasonic, Computacenter and Kuehne + Nagel.

Junction 14 M1 motorway and Central Milton Keynes Railway Station can both be reached by car in under 10 minutes.

epc

The property has an EPC rating of C-58.

terms

The offices are available to let on a new lease for a term to be agreed.

Rent on application.

Misrepresentation Notice

Louch Shacklock for themselves and for the Vendors or Lessors of this property whose agents they are give notice that: These particulars do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition, contamination and necessary permission for use and occupation and other details contained herein are for general guidance only and prospective purchasers, or tenants, should not rely on them as statements or representation of fact and must satisfy themselves as to their accuracy. Neither Douglas Duff nor their employees or representatives have any authority to make or give any representation or warranty or enter into any contract in relation to the property. Rents and prices quoted in these particulars are subjected to VAT unless specifically stated otherwise. The reference to any mechanical or electrical equipment or other facilities of the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function and prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements. 05.18.

features include

- Spacious contemporary offices with excellent natural light
- 4 pipe fan coil air conditioning (1st floor & part ground floor)
- Raised floors with 70mm void (1st floor & part ground floor)
- Suspended ceilings with recessed LED lighting
- New carpeting
- Refurbished kitchens & WCs
- Generous tenant & visitor car parking

viewing & further information

For viewing and further information, contact the Estate Office:

Greg Norman



BAUER GROUP

01908 90 40 50

Alternatively, please contact the joint sole agents:

Holly Dawson

Jonathan Whittle



holly.dawson@bidwells.co.uk



01908 224760

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jonathan@louchshacklock.com



linford
wood
business park

gemini

modern workspaces
from 312 sqft – 2,787 sqft **to let**

sunrise parkway | linford wood | milton keynes | mk14 6ph

lwbp.co.uk



ideally located

2

Gemini is a newly refurbished two storey, high quality and fully air-conditioned office building ranging from 312 sqft - 2,787 sqft (28.98 - 258.92 sqm), occupying an extremely prominent position in Milton Keynes.

Just 30 minutes by train from Central London, Milton Keynes offers global businesses the opportunity to thrive in an environment with fantastic connectivity with are four international airports that can be accessed within 90 minutes.

Situated approximately one and a half miles north of the City Centre, and close proximity to junction 14 of the M, this is one the most established and largest office campus locations you can find, offering great access by road, rail or bus.

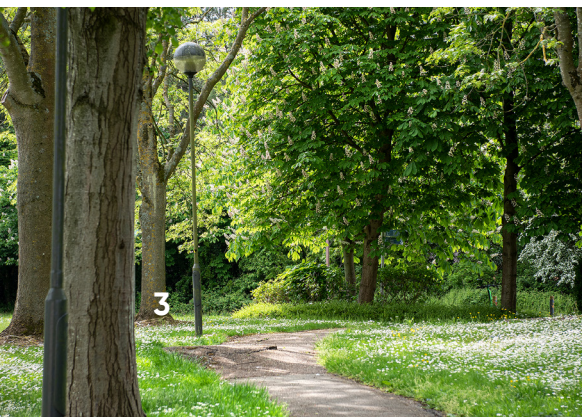
The area has provided a number of companies with their regional headquarters including; Motor Insurer's Bureau, Panasonic, Computacenter and Kuehne & Nagel.

This is an impressive home for any modern business.

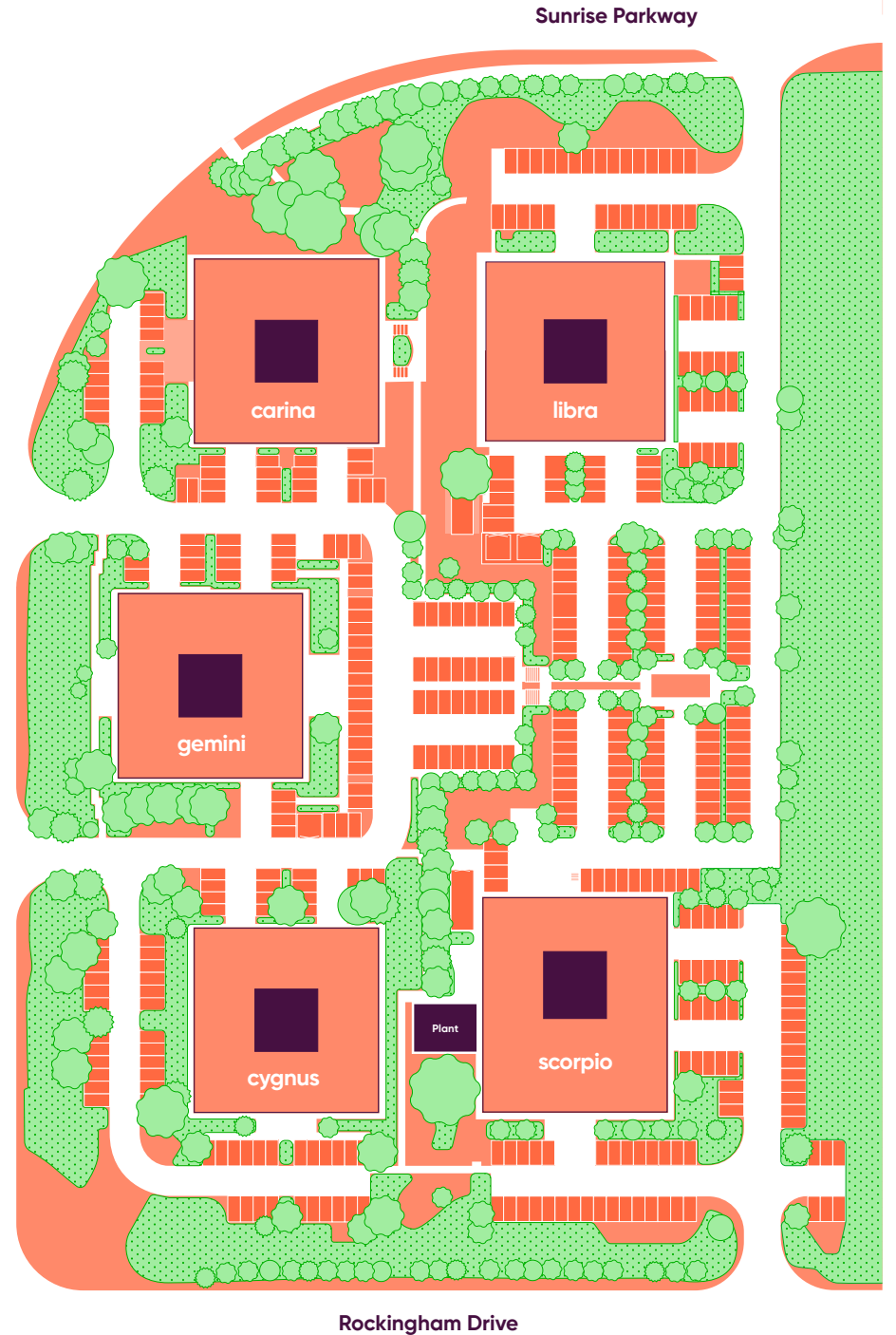
more than a place of work

Milton Keynes is located in the heart of Buckinghamshire between London, Oxford and Cambridge.

Set amongst the mature leafy surroundings of Linford Wood, there is ample outside spaces to enjoy with easy access by foot to local amenities such as Coop, BP, Novotel Hotel, BP through the woodlands. While Central Milton Keynes is just a short drive away, offering a quality choice of shops, bars and restaurants.



Sunrise Parkway



easily accessible

Milton Keynes is one of Britain's fastest growing Cities by population with outstanding sports and leisure facilities including the most successful Theatre outside of London.

The Centre:MK (a five minute drive from Linford Wood Business Park) is also a top 10 retail destination in the UK with flagship retail stores including John Lewis, Apple, Harrods Beauty and Hollister, with many restaurants and cafes including Brasserie Blanc, Marco Pierre White, Middletons and Akasaka.

rail

london euston	34 mins
birmingham new street	53 mins
manchester picadilly	98 mins

source: national rail enquiries

road

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central london	50 mins
central birmingham	70 mins
oxford	60 mins
cambridge	60 mins

source: AA

air

london luton	35 mins
birmingham int	65 mins
london heathrow	60 mins
east midlands	65 mins
london stanstead	70 mins

source: AA



- 1 central milton keynes
- 3 a5
- 2 milton keynes train station
- 4 m1

satnav: mk14 6ph

key highlights

Gemini comprises of a detached, two storey office building set in the mature landscaped grounds of Linford Wood, Milton Keynes.

Providing flexible office suites ranging from 312 sqft - 2,787 sq.ft (28.98 - 258.92 sqm) arranged over both ground and first floor levels, with flexible leases enabling room for growth..

Offering a bright and vibrant space to work, the building is accessed to the south of the business park with ample on-site parking for both tenants and visitors with 24/7 access through a modern reception space with access to a shared courtyard, central to the building. The vacant accommodation was recently refurbished to a high standard including new LED lighting, kitchen facilities and general cosmetic updates throughout.



all utilities and 1gb business broadband included



new carpets



spacious contemporary offices with excellent natural light



suspended ceilings with recessed LED lighting and raised floors



new Mitsubishi VRF heating /cooling system



secure offices with 24/7 access and intercom for visitors



generous tenant & visitor parking



refurbished kitchens & WCs



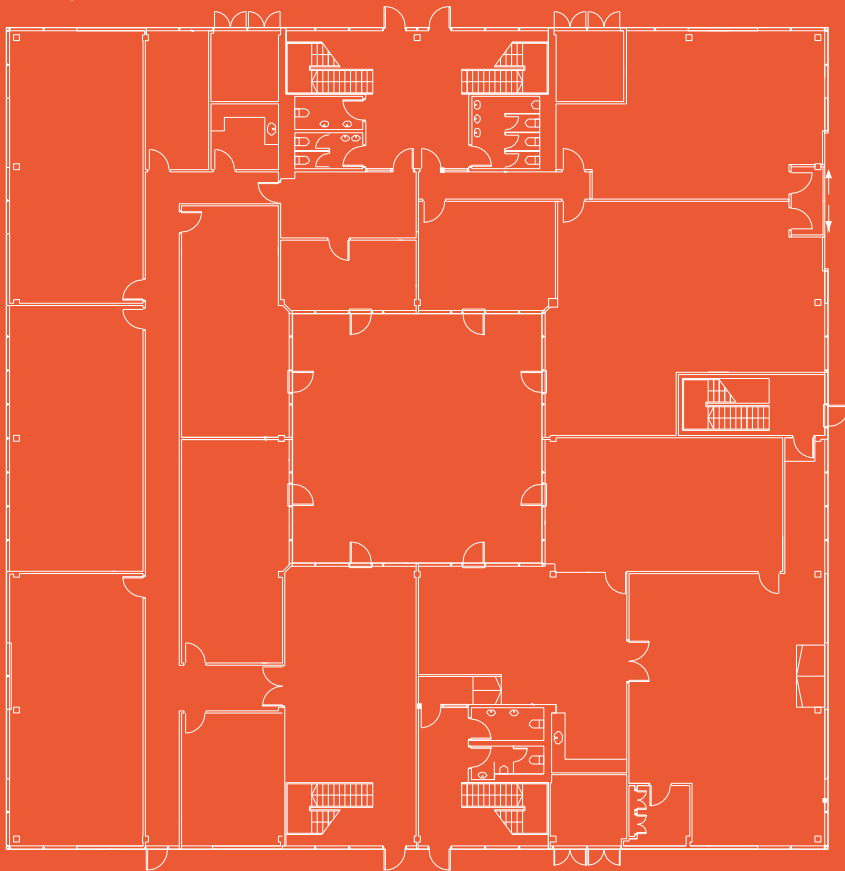
open plan spacious offices



welcoming entranceway and spacious waiting area

lots of room to settle in

For indicative use only. Not to scale.



ground floor

floor	area sq.ft	area sq.m
ground floor	312 sqft - 2,787 sqft	28.98 - 258.92 sqm
first floor	312 sqft - 2,787 sqft	28.98 - 258.92 sqm



first floor

interested? let's talk

strictly by appointment through the joint agents

linford
wood
business park

agents



holly dawson

holly.dawson@bidwells.co.uk
01908 202 190

bidwells.co.uk



jonathan whittle

jonathan@louchshacklock.com
01908 224763

louchshacklock.com

management



greg norman

greg.norman@lspim.co.uk
07807 609892

regionalreit.co.uk

terms

the offices are available to let on a new lease for a term to be agreed. rent on application

epc rating

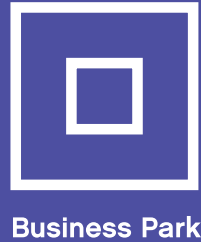
the property has an epc rating of C-61

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design by societystudios.co.uk May 2023.

discover more at lwbp.co.uk

linford^{MK}
wood



libra

SUNRISE PARKWAY • LINFORD WOOD • MILTON KEYNES • MK14 6PH

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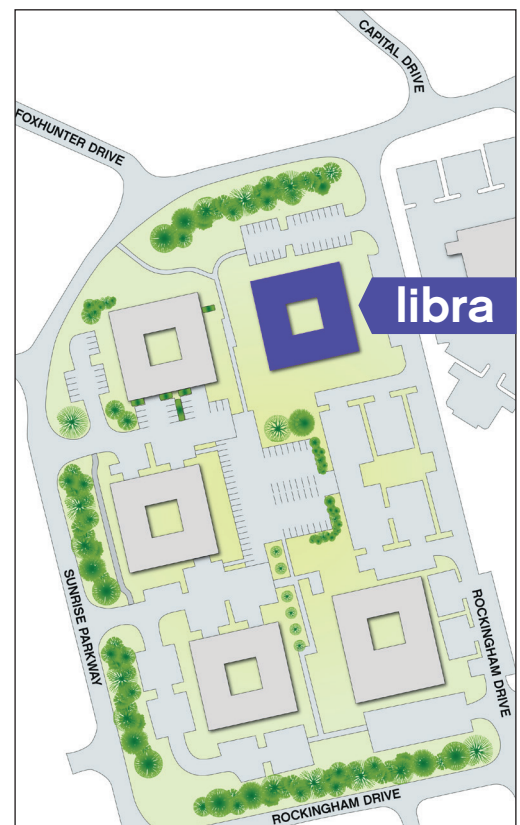
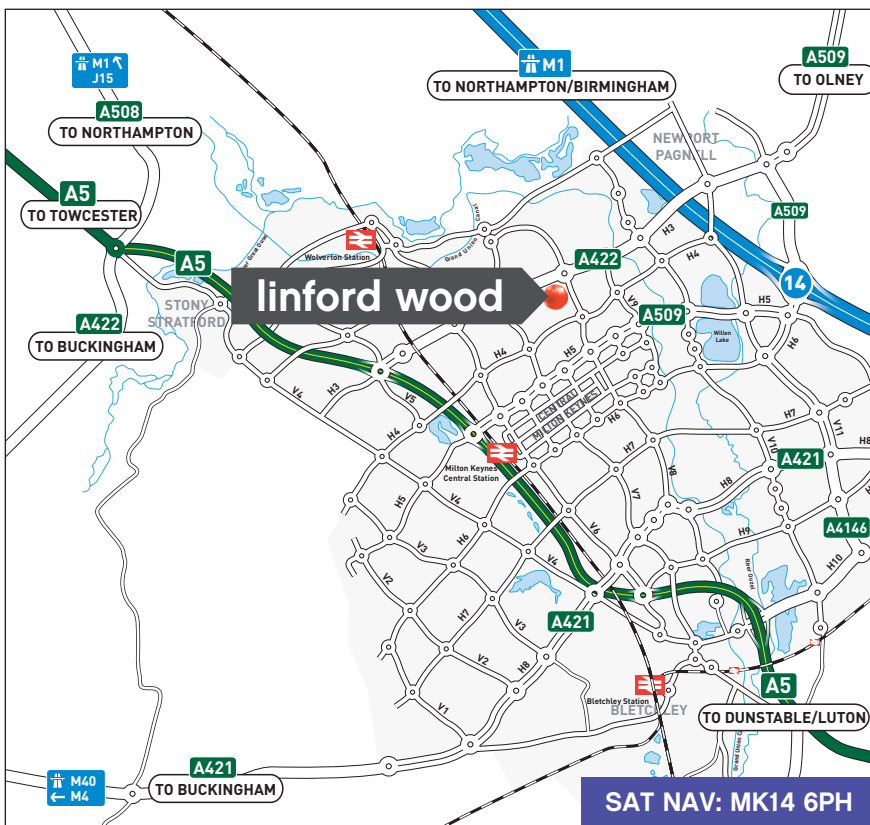


**newly refurbished headquarters
office building to let**

5,729 - 11,457 sq ft (532.2 - 1,064.4m²)



- Generous tenant and visitor car parking • Air conditioned high quality interiors
- Less than 10 minutes drive to M1 (J14)



milton keynes

- One of the fastest growing centres in the UK
- Strategically located midway between London & Birmingham
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 - Road (M1 motorway Junction 14: 4 miles)
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linford wood

Linford Wood is the most established office campus location in Milton Keynes.

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epc

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features include

- Newly refurbished
- Newly installed Daikin air conditioning
- Raised floors with 70mm void
- Suspended ceilings with recessed motion sensor lighting
- New carpeting
- Generous tenant & visitor car parking
- Fob access control system with intercom

viewing & further information

For viewing and further information, contact the Estate Office:

Greg Norman



BAUSER GROUP

01908 90 40 50

Alternatively, please contact the joint sole agents:

Holly Dawson

Jonathan Whittle



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01908 224760

louchshacklock.com

jonathan@louchshacklock.com

ADDRESS	SUITE	SIZE	QUOTING RENT (£/PAX)	SERVICE CHARGE	EPC RATING	
		SQ FT	SQ M			
Carina						
Ground Floor	GB	1,575	146	25,988	AVAILABLE	B 48
	GC	3,637	338	54,555	AVAILABLE	
	GD	1,544	143	25,476	AVAILABLE	
First Floor	F2	4,791	445	71,865	AVAILABLE	
Gemini						
Ground Floor	G2-5	2,748	255	45,342	AVAILABLE	B 40
	G9	759	70	13,662	AVAILABLE	
	G11	760	70	13,680	AVAILABLE	
	G12	190	18	3,515	AVAILABLE	
First Floor	F4	312	29	5,772	AVAILABLE	
	F5	321	30	5,939	AVAILABLE	
	F9	702	65	12,636	AVAILABLE	
	F11	297	28	5,500	AVAILABLE	
Libra						
First Floor	F1	3,632	337	81,720	AVAILABLE	
	F2	1,722	160	38,745	AVAILABLE	
	F3	3,003	279	67,568	AVAILABLE	
Scorpio						
Ground Floor	G2	2,863	266	51,534	UNDER OFFER	B 36
First Floor	Various	235 – 1,228	22 - 120	Please see attached schedule for prices and availability.		

Enquiries
Emily Tarry
07825 813 610
emily.tarry@bidwells.co.uk

LINFORD WOOD BUSINESS PARK, LINFORD WOOD, MILTON KEYNES TO LET



linford wood

business park

scorpio

modern workspaces
from 233 sq ft to 3,606 sqft **to let**

sunrise parkway | linford wood | milton keynes | mk14 6ph

lwbp.co.uk



ideally located

2

Scorpio is a newly refurbished two storey, high quality and fully air-conditioned office building Providing flexible office suites ranging from 233 sq ft to 3,606 sq.ft (21.6464 – 335.00836 sqm), occupying an extremely prominent position in Milton Keynes.

Just 30 minutes by train from Central London, Milton Keynes offers global businesses the opportunity to thrive in an environment with fantastic connectivity with are four international airports that can be accessed within 90 minutes.

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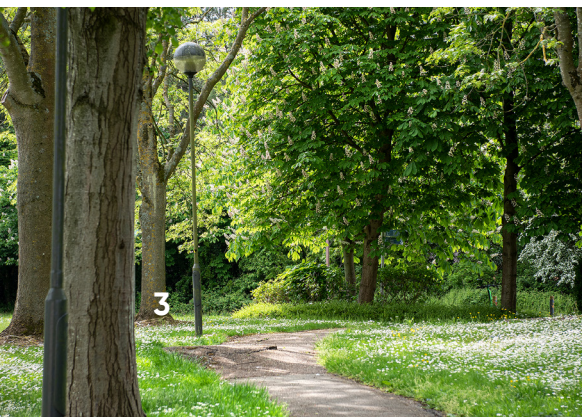
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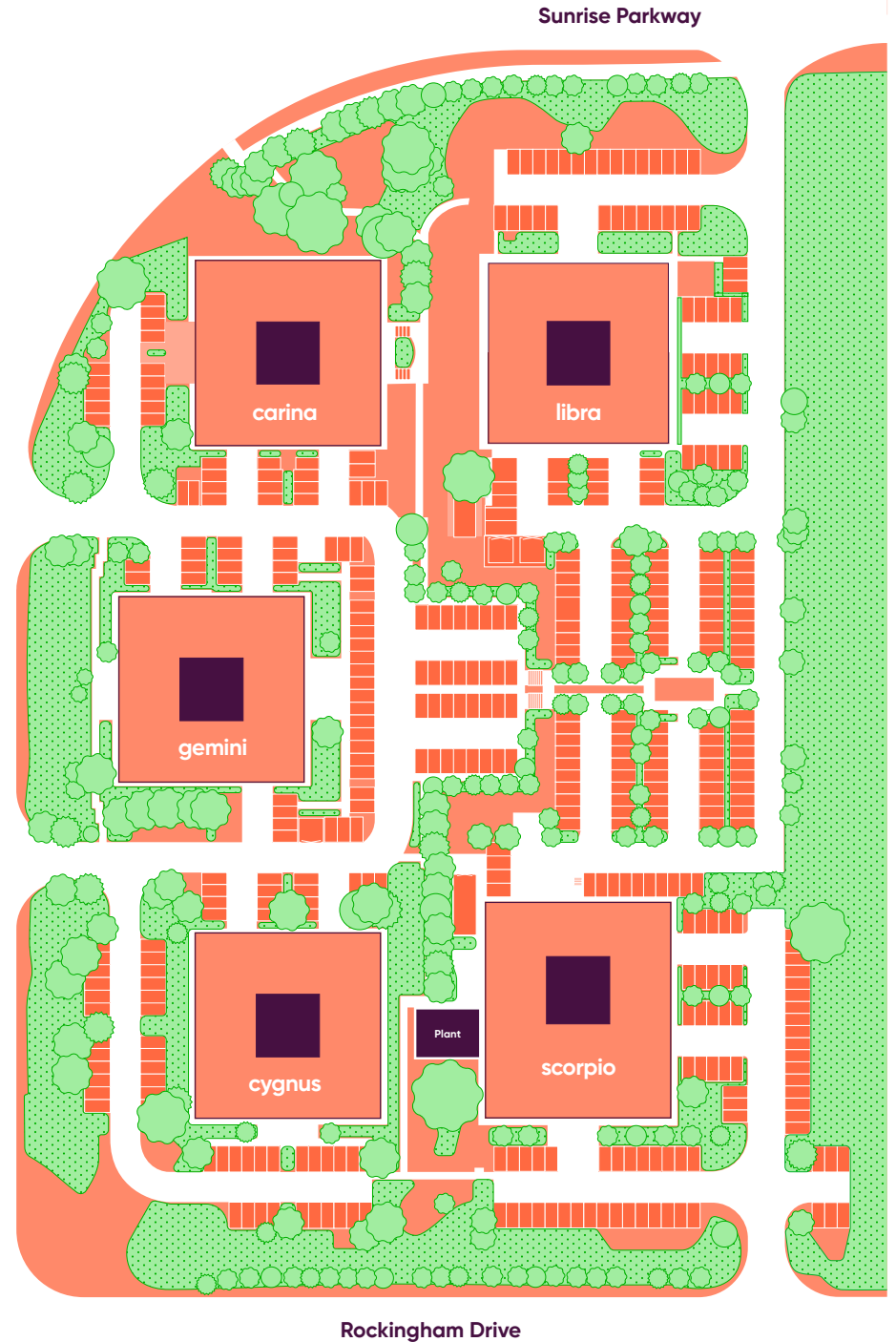
more than a place of work

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Set amongst the mature leafy surroundings of Linford Wood, there is ample outside spaces to enjoy with easy access by foot to local amenities such as Coop, BP, Novotel Hotel, BP through the woodlands. While Central Milton Keynes is just a short drive away, offering a quality choice of shops, bars and restaurants.



Sunrise Parkway



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source: national rail enquiries

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- 1 central milton keynes
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satnav: mk14 6ph

key highlights

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Offering a bright and vibrant space to work, the building is accessed to the south of the business park with ample on-site parking for both tenants and visitors with 24/7 access through a modern reception space with access to a shared courtyard, central to the building. The vacant accommodation was recently refurbished to a high standard including new LED lighting, kitchen facilities and general cosmetic updates throughout.

spacious communal areas throughout



all utilities and 1gb business broadband included



new carpets



spacious contemporary offices with excellent natural light



suspended ceilings with recessed LED lighting and raised floors



new Mitsubishi VRF heating /cooling system



secure offices with 24/7 access and intercom for visitors



generous tenant & visitor parking



refurbished kitchens & WCs

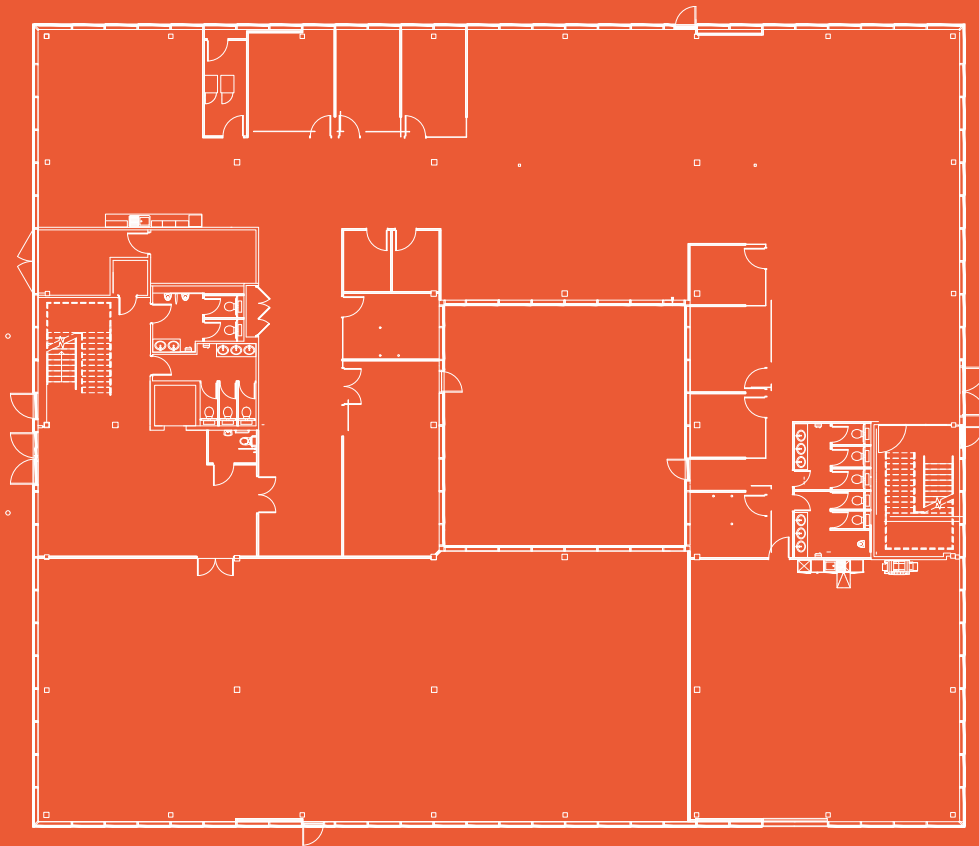


welcoming entranceway and spacious waiting area

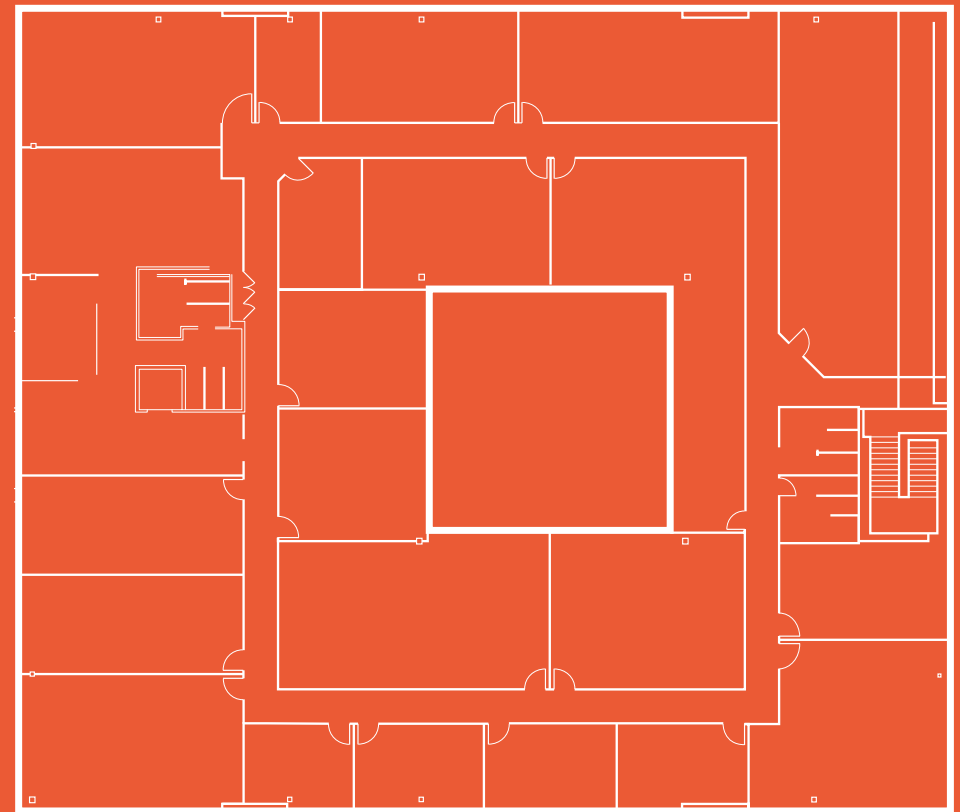


lots of room to settle in

For indicative use only. Not to scale.



ground floor



second floor

floor	area sq.ft	area sq.m
ground floor	1,328 - 9,055	123.37 - 841.23
second floor	233 - 1228	21.64 - 114.08

interested? let's talk

strictly by appointment through the joint agents

linford
wood
business park

agents



holly dawson

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01908 202 190

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jonathan whittle

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01908 224763

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greg norman

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terms

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design by societystudios.co.uk May 2023.

discover more at lwbp.co.uk

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	F9	334	31	8,350	AVAILABLE	
	F10	1,288	120	28,980	AVAILABLE	
	F11	625	58	15,000	AVAILABLE	
	F16	400	37	10,000	UNDER OFFER	
	F20	413	38	10,325	AVAILABLE	
	F22	549	51	13,725	AVAILABLE	

Enquiries

Emily Tarry
01908 206 754 / 07825 813 610
emily.tarry@bidwells.co.uk

SCORPIO, LINFORD WOOD BUSINESS PARK, LINFORD WOOD, MILTON KEYNES TO LET