



## Juniper

Woodlands Business Park, Milton Keynes, MK14 6ES

**Juniper is a brand new headquarters office building set in a high quality landscaped environment.**

**7,696 to 23,292 sq ft**  
(714.98 to 2,163.90 sq m)

# Juniper, Woodlands Business Park, Milton Keynes, MK14 6ES

## Summary

<b>Available Size</b>	7,696 to 23,292 sq ft
<b>Rent</b>	£25 Per sq ft
<b>Business Rates</b>	Rates to be assessed
<b>Service Charge</b>	Estimated at £7.50 psf
<b>Car Parking</b>	1:257
<b>Estate Charge</b>	N/A
<b>EPC Rating</b>	A

## Description

Juniper is a design and build opportunity that will meet the requirements of modern occupiers with sustainability high on the agenda.

Comprising 23,292 sq.ft. Juniper is available as a whole or on a floor by floor basis. The building is located on Woodlands Business Park which was Milton Keynes' first business park and is within 1.5 miles of Central Milton Keynes.

## Location

Milton Keynes is located at the centre of the UK between London, Birmingham, Oxford and Cambridge. Just 30 minutes by train from Central London, Milton Keynes offers global businesses the opportunity to thrive in an environment with fantastic connectivity. Milton Keynes is at the centre of the Oxford to Cambridge transport corridor and there are four international airports that can be accessed within 90 minutes.

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 Woodlands Business Park) is also a top 10 retail destination in the UK with flagship retail stores including John Lewis, Apple, GAP, Harrods Beauty and Hollister, and many restaurants and cafes including Brasserie Blanc, Marco Pierre White, Middletons and Akasaka.

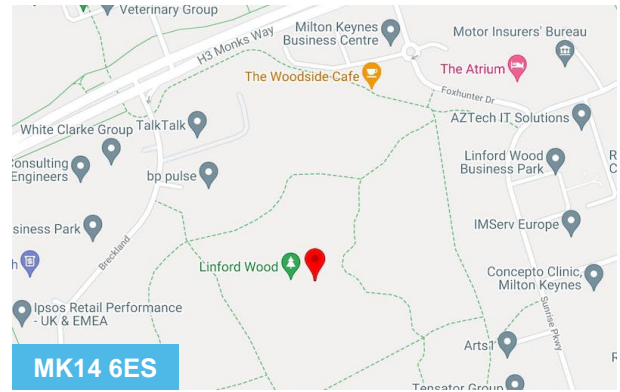
## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
society.ground	7,696	714.98	Coming Soon
1st	7,696	714.98	Coming Soon
2nd	7,900	733.93	Coming Soon
<b>Total</b>	<b>23,292</b>	<b>2,163.89</b>	

## Specification

- Three pipe VRF air conditioning
- Fully accessible and carpeted raised floor (150mm void)
- 9.0m x 7.5m structural grid
- 1.5m planning grid
- 2.7m clear floor to ceiling height
- Designed for occupancy of 10m<sup>2</sup> per person
- Two passenger lifts
- Exposed services or suspended ceiling grid finishes available
- LG7 compliant LED lighting with PIR sensors
- 111 car parking spaces (1:254 sq ft)



## Viewing & Further Information



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### Joss Burrows

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- BREEAM target 'outstanding'
- EPC target rating A

### Terms

On terms to be agreed.