



Gemini, Linford Wood Business Park
Sunrise Parkway, Linford Wood, Milton Keynes MK14 6PH

To Be Refurbished: Office To Let | 11,000 – 22,000 sq ft (1,022 – 2,044 sq m)



Summary



Description

Gemini comprises a detached two storey office building set in the mature landscaped grounds of Linford Wood Business Park.

The property comprises a unique opportunity for bespoke refurbishment to Grade A standard, with large floorplates of 11,000 sq ft set around a central courtyard providing accommodation adaptable to a variety of uses and layouts.

The intended refurbishment includes:

- Full access raised floors
- LED lighting
- HVAC air conditioning
- Suspended ceilings
- Refurbished WCs
- Excellent natural daylight levels
- Landscaped courtyard
- Excellent tenant car parking ratio of 1:250 sq ft
- Additional visitor parking
- On site management.

The landlord would work with the occupier to create a bespoke, modern workspace tailored to their requirements.

Additional information

Terms

Available by way of a direct lease with the landlord on terms to be agreed.

Quoting rent available on application.

Rates

All interested parties are advised to make their own enquiries to Milton Keynes Council on 01908 252336.

Legal costs

All parties to bear their own legal costs.

Value added tax

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

EPC

Available upon request.

Postcode

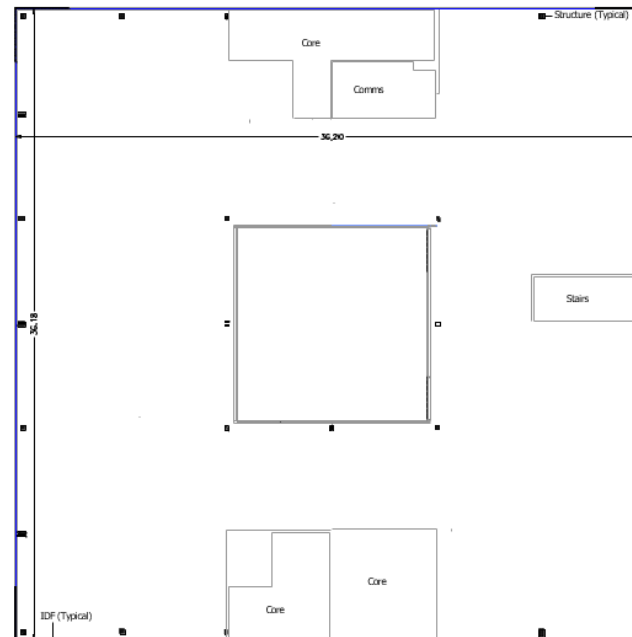
MK14 6PH.

Accommodation

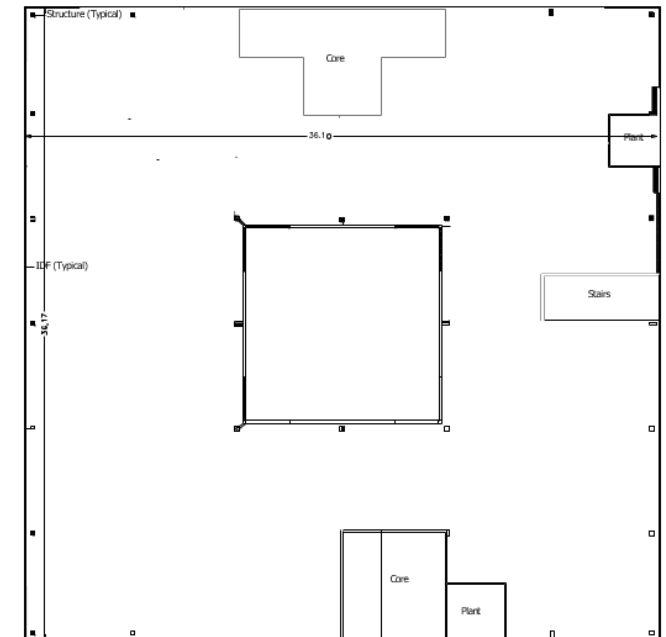
Current NIA

Description	Sq ft	Sq m
Ground floor offices	8,817	819.0
First floor offices	9,896	919.3
Total	18,713	1,738.3

Please note areas provided reflect the current partitioned layout. Full measurements on a Net Internal Area basis will be undertaken on completion of the refurbishment. It is anticipated the NIA of each floorplate will be circa 11,000 sq ft.



Ground Floor



First Floor

Note: Not to scale

Location

Linford Wood Business Park is the most established office campus in Milton Keynes, situated just three miles from Junction 14 of the M1 motorway and one mile north of Central Milton Keynes, providing excellent connectivity. Milton Keynes Central Rail Station a 10 minute drive away provides direct access to London Euston in just 33 minutes.

Linford Wood provides mature leafy surroundings with easy access by foot to local amenities including Costa a short walk away. Central Milton Keynes is a short drive away providing over 400 shops, restaurants and leisure facilities to cater to all tastes.

Milton Keynes is at the centre of the Oxford to Cambridge Growth Corridor and is the UK's third-fastest growing city, being well placed to benefit from future business growth. As the midpoint between London, Birmingham, Oxford and Cambridge, the city offers direct access to a population of 18 million within an hour's drive time, as well as easy access to Birmingham and London Luton Airports for international travel.



Note: Not to scale

Gallery



Enquiries



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