

KENTS HILL

BUSINESS PARK

M I L T O N K E Y N E S • M K 7 6 B Z

GRADE A OFFICE SPACE WITH EXCEPTIONAL ON-SITE AMENITIES AND GREAT CAR PARKING

Kents Hill Business Park is a unique combination of high-quality office space and unrivalled on-site amenities.

There is currently space available across K1, K2 and K3 with excellent natural light and floor to ceiling heights.. K1 provides 14,006 sq ft of open plan office accommodation on the first floor. K2 offers 5,831 sq ft on the ground floor. K3 comprises 13,120 sq ft over ground, first and second floors in a self-contained building.

As a location, Kents Hill Business Park also features award-winning landscaping and access to unrivalled on-site amenities. The unique, campus-style environment boasts an on-site hotel, international conference centre, food plaza and health centre.

This combination of premier office space and outstanding on-site facilities offers the ultimate work-life balance, in which your business and staff can flourish.



GRADE A OFFICE SPACE FROM
5,831 - 32,957 sq ft





Parking ratio of 1:193 sq ft



Energy efficient PIR controlled LED lighting



Covered cycle racks



EV charging



VRF air conditioning system



Excellent EPC ratings



Landscaped courtyard garden area



Raised access floor & Electrak power distribution



Recently refurbished building receptions and business lounges



Showers



Open plan, flexible work space



Demised male and female WCs



Kents Hill boasts exceptional parking facilities at a ratio of up to 1:193 sq ft



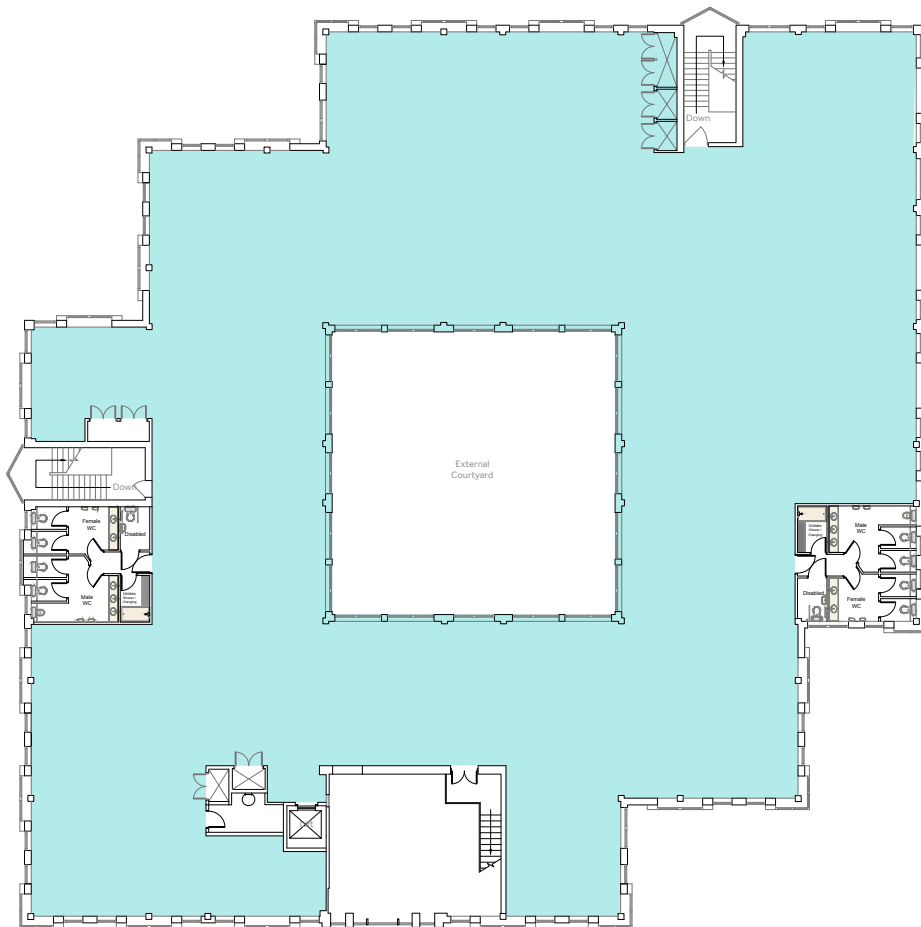
KENTS HILL

BUSINESS PARK

Available space in K1 & K2

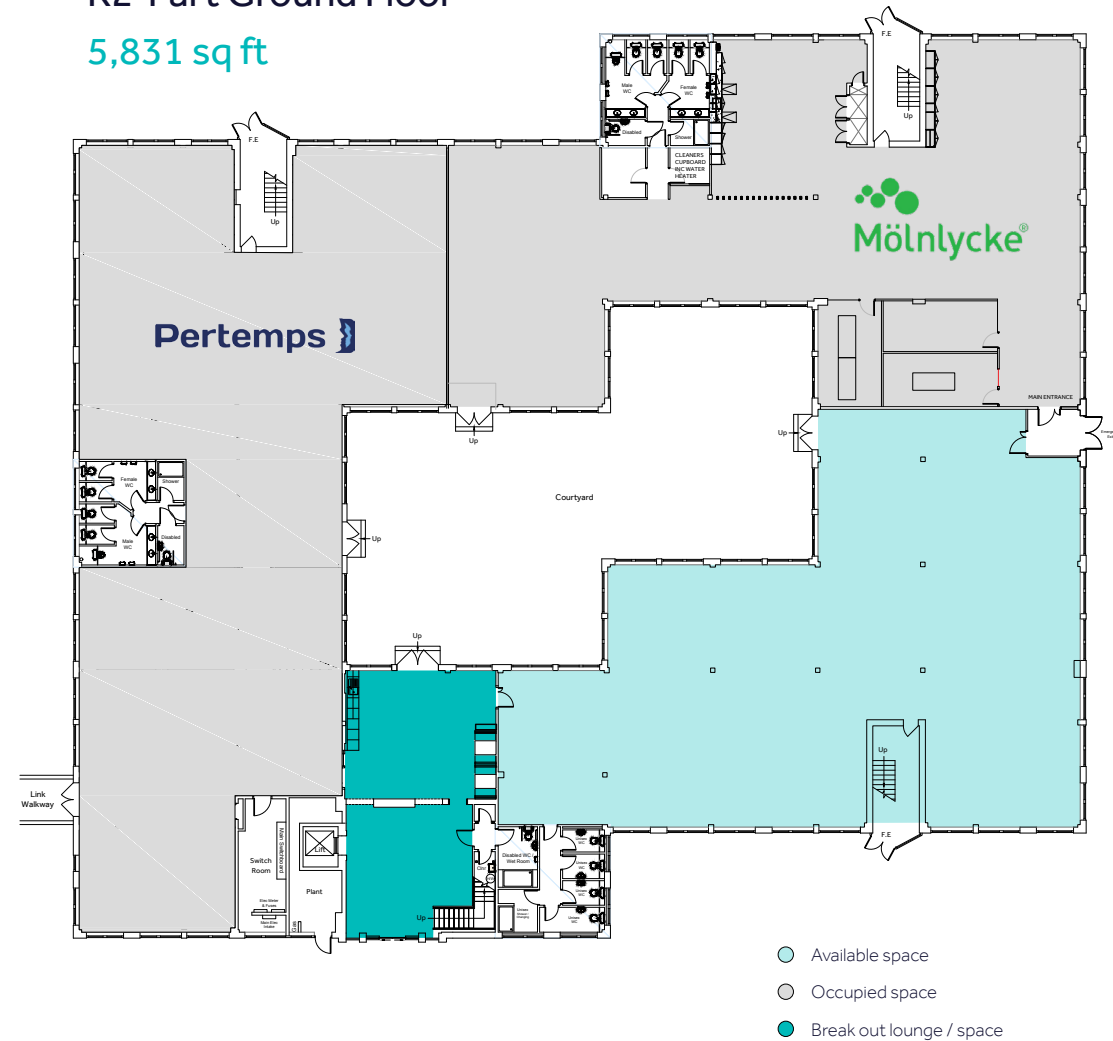
K1 First Floor

14,006 sq ft



K2 Part Ground Floor

5,831 sq ft

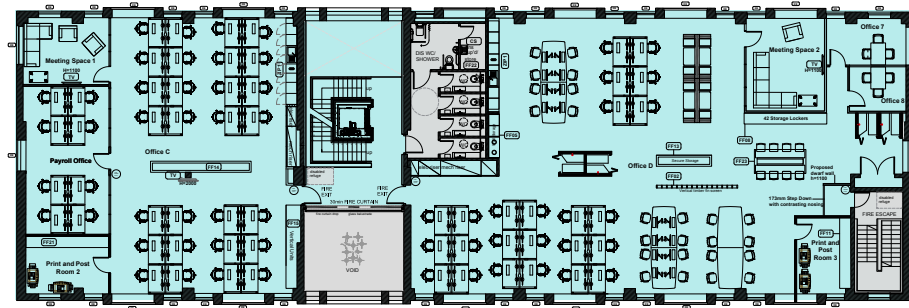


The floor plan shows a central 'Entrance Lobby' with a staircase. To the left is 'OFFICE A' with several desks and a 'Cafe' area. To the right is 'OFFICE B' with a large conference room and several smaller offices. At the bottom right is the 'IT STORE / BUILD ROOM' and a 'Mail Room'. Restrooms are located in the center. The plan is color-coded: light blue for general office space, pink for restrooms, and yellow for the IT Store / Build Room. The layout is oriented with North at the top.

Ground Floor
6,167 sq ft

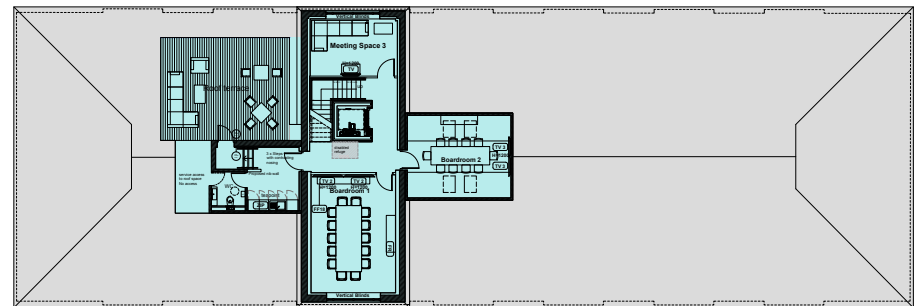
K3 was fully refurbished in 2022 and contains a high level fit out including kitchen and breakout space, a number of large and small meeting rooms, private offices, open plan office space and W/C and shower facilities.

First Floor
6,092 sq ft



Second Floor
861 sq ft

Ground	573	6,167
First	566	6,092
Second	80	861
Total	1,219	13,120



The receptions of K1 & K2 have been remodelled with new openings onto new communal business lounges with excellent natural light, kitchenettes, breakout space and booths. The business lounges also provide access into comprehensively landscaped courtyards.

Investment has also been made into the park landscaping to enhance the park feel including planting and outside seating to create a welcoming environment.





KENTS HILL

BUSINESS PARK



M1 (Junction 14)	3.5 miles
M25 (Junction 21)	29 miles
M40	32 miles
Luton	19 miles
Oxford	34 miles
Cambridge	45 miles
Central London	50 miles



London Euston	34 mins
Birmingham New Street	54 mins
Manchester Piccadilly	1h 37 mins
Oxford	1h 54 mins



Luton Airport	20 miles
London Heathrow Airport	46 miles
London Stansted Airport	50 miles
London City Airport	53 miles
London Gatwick Airport	72 miles

Occupiers on the park include:

KUEHNE+NAGEL



VIRIUM

Amplius
Homes that make a difference

Mölnlycke®

Pertemps
the face of recruitment

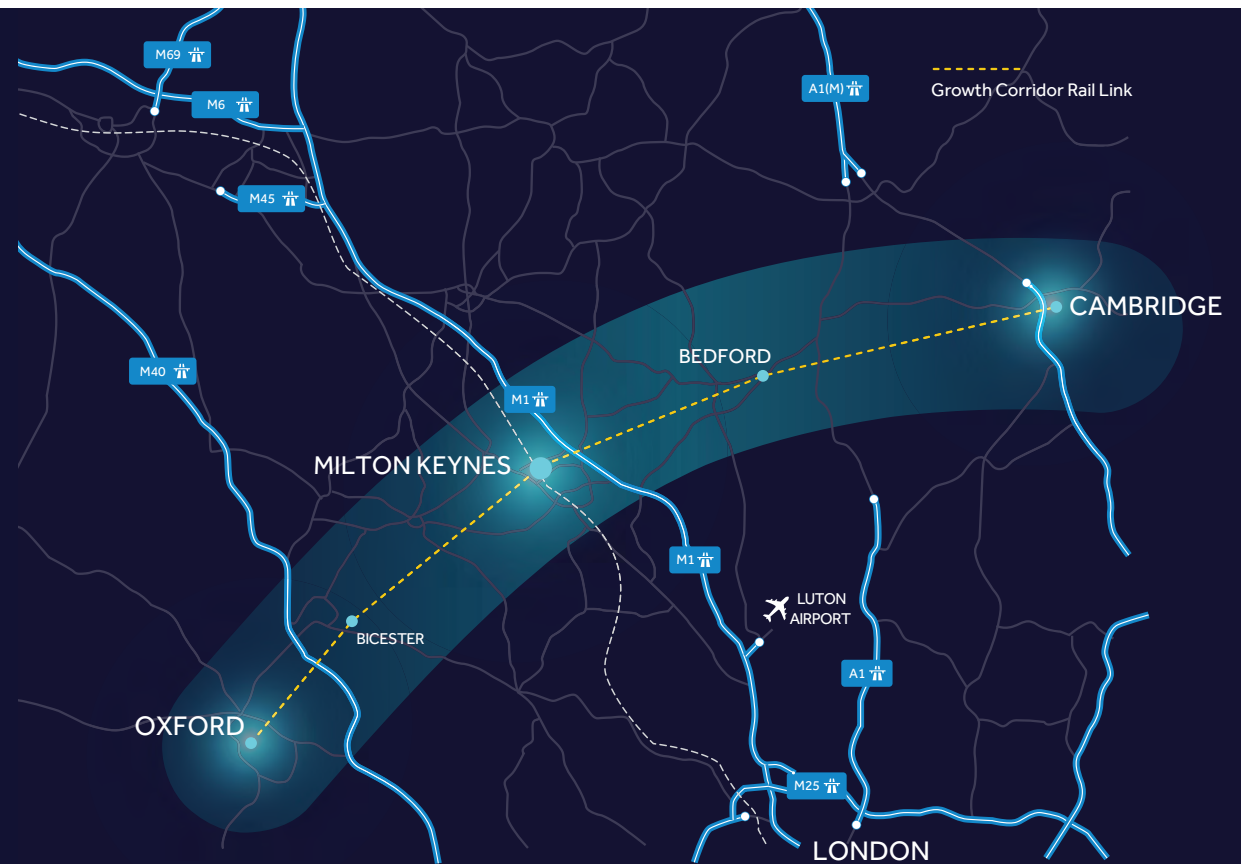
LOCATION

Milton Keynes is an affluent South-East town located approximately 52 miles north-west of Central London and 71 miles south-east of Birmingham. It is one of the South East's principle commercial centres and has been acknowledged as a significant location for product growth and national innovation by the UK government.

The town had a primary catchment population of 287,000 in 2021 (Source: ONS) and is one of the most successful (per capita) economies in the South East. The Centre for Economics & Business Research suggests that Milton Keynes is predicted to see its economy become the fourth fastest growing over the next 12 months, increasing year-on-year by 3.3% and adding £500m to the size of its economy.

Milton Keynes is home to several national and international companies – including the UK headquarters of Domino's Pizza, Mercedes-Benz, Network Rail, Red Bull Racing and Santander. Other major office occupiers include KPMG, PWC, and Deloitte.

POSTCODE: MK7 6BZ



3.7 million

Approximate number of people housed within the Growth Corridor



136,000

private sector jobs in Milton Keynes in 2020



Under 1 hour

30 mins to London
50 mins to Birmingham

GROWTH CORRIDOR

The arc between Oxford and Cambridge is famously recognised as the area with the greatest growth potential outside London.

Supported by two world renowned university clusters, combined with a concentration of high value employment, it has an amalgamation of activity and asset not found anywhere else in the UK. Productivity within the region was 3% above the national average, with Milton Keynes being circa 45% higher than the national average outside London.

AMENITIES

There are a range of amenities within the vicinity of Kents Hill Business Park:

- **Conference Centre with café/restaurant** - The Conference Centre has over 70 meeting rooms holding up to 600 people and offer free Wi-Fi, 450 parking spaces and great technology to support your learning environment.
- **Nuffield Gym** - The Nuffield Centre has a state-of-the-art gym which has over 40 stations with cardiovascular machines, resistance machines and free weights, a pool to take a leisurely swim or relax in the sauna. A sports hall is also available for hire for a range of activities, as well as the opportunity to join in over 40 different fitness classes.
- **Kingston Centre** - Within 20 minutes walk or 6 minutes drive is the leading shopping centre in Milton Keynes with top high street brands and shops, supermarkets, popular cafes and restaurants.



KENTS HILL

BUSINESS PARK

EPC Rating

K1: B-43

K2: B-49

K3: A-23

Outgoings

Full details of all occupational costs are available on request.

Get in touch:



Jay Moore
jamoore@lsh.co.uk
07840 020 072

Maddy Armstrong
MArmstrong@lsh.co.uk
07889 048 870



Ian Leather
ianleather@brayfoxsmith.com
07860 612 242

Joss Burrows
jossburrows@brayfoxsmith.com
07342 341 727

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. 08/26