



1 DANBURY COURT • LINFORD WOOD • MILTON KEYNES • MK14 6LR

FOR SALE



Self Contained High Tech Building with Vacant Possession

23,429 sq ft (NIA) on site of 1.55 acres

Potential for Alternative Uses / Development STPP.

Description

The property comprises a two storey 'high tech' building constructed in 1985 comprising a mix of offices, light engineering space and storage.

The site is approximately 1.55 acres, which is regular in shape and provides approximately 72 parking spaces with the potential to create more.

The building is of steel frame construction configured in an 'L' shape allowing flexibility to take the building back to an open plan layout. The main entrance is on the east elevation leading to a reception area with the remainder of the ground floor utilised as workshops, storage and a training area.

The storage area is accessed by an up and over loading door on the north elevation. The first floor provides office accommodation with a number of partitioned meeting rooms, canteen and open plan office area.



Up & over loading door



3 phase power



Suspended ceilings with LED lighting



Raised floor to office areas



VRF air conditioning system



Canteen area



Disabled platform lift

Accommodation

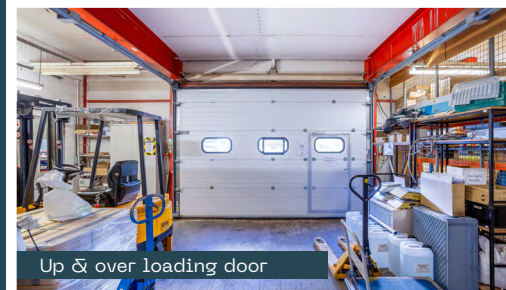
	NIA sq ft	NIA sq m	GIA sq ft	GIA sq m
Ground floor	11,366	1,055.9	14,164	1,315.8
First Floor	12,063	1,120.7	14,151	1,314.7
TOTAL	23,429	2,176.6	28,315	2,630.5



Open plan offices



Canteen



Up & over loading door



Disabled platform lift

1 Danbury Court • Linford Wood • Milton Keynes • MK14 6LR

Location

The property is situated in Linford Wood East, a principal employment area in approximately 1 mile to the north of Central Milton Keynes (CMK). The property is superbly located for easy access to CMK and major transport communications, with a number of major occupiers located in

Linford Wood including Sodexho, Panasonic, Kuehne + Nagel and BP Chargemaster.

The property occupies a prominent corner position fronting Dansteed Way (H4) and Sunrise Parkway, immediately as you enter Linford Wood East.

Travel

CMK	1.3 miles	5 mins
M1 (J14)	3 miles	6 mins
A5	1.8 miles	4 mins
⇒ London Euston		33 mins
⇒ Birmingham New St		51 mins





Tenure

Freehold with the benefit of vacant possession.

Guide Price

£2,700,000 representing a low capital value of £115 per sq ft.

VAT

Unless otherwise stated all prices and outgoings are exclusive of VAT.

EPC Rating

D-89.

Viewing

Strictly through the sole agents.

**Lambert
Smith
Hampton**

01908 604 630

TOM HARKER

0770 288 4405

THarker@lsh.co.uk

LOUIS DAY

07708 479451

LDay@lsh.co.uk

© Lambert Smith Hampton October 2021.

Details of Lambert Smith Hampton can be viewed on our website lsh.co.uk

This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by Lambert Smith Hampton as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions set out herein for the purpose of any particular transaction, and no responsibility or liability, whether in negligence or otherwise, is accepted by Lambert Smith Hampton or by any of its directors, officers, employees, agents or representatives for any direct, indirect or consequential loss or damage which may result from any such reliance or other use thereof. All rights reserved. No part of this publication may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988.

Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution.