



8 DANBURY COURT

LINFORD WOOD • MILTON KEYNES • MK14 6LJ

UNDERGOING
AN EXTENSIVE
REFURBISHMENT



TO LET HQ/Self Contained Office Building

11,049 SQ FT on site of 0.97 acres

Available December 2021



DESCRIPTION

The property comprises a single storey pavilion style office / 'high-tech' building, with the space formerly occupied as offices and a data centre. The space will benefit from an extensive refurbishment programme.

The building sits on a self-contained site of approximately 0.97 acres, providing car parking for approximately 41 cars with the potential to create more spaces by removing the generator and soft landscaped areas. The building will be reconfigured to offer an open plan office space as well as new WCs and kitchen. An applicant will be able to determine some of the final fixtures and fittings if requested.



GOOD ONSITE PARKING



PERIMETER TRUNKING



CENTRAL HEATING

ACCOMMODATION Net Internal Area (NIA)

Ground floor offices/ancillary	11,049 sq ft	(1,026.5 sq m)
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TENURE

Available by way of a new lease.

RENT

£200,000 per annum.

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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 Sunrise Parkway accessed from Dansteed Way (H4), which also links through to V8 Marlborough Street.

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





VAT

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

EPC RATING

To be re-assessed.

VIEWING

Strictly through the joint sole agents.



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