



8 DANBURY COURT

LINFORD WOOD • MILTON KEYNES • MK14 6LJ



FOR SALE Self Contained Office Building

11,049 SQ FT on site of 0.97 acres

Potential for Alternative Uses / Development STPP.



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 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 is currently configured with an entrance lobby and reception, a central core with WCs and kitchenette, offices, meeting rooms and a central server room. The floorplate is flexible with good natural light providing the ability to reconfigure the premises to suit occupiers' requirements.

The property may suit alternative uses falling within Class E of the revised Use Classes Order or commercial redevelopment subject to any necessary planning consents.



STANDBY GENERATOR



GOOD ONSITE PARKING



SUSPENDED CEILINGS WITH FLUORESCENT LIGHTING



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

Freehold with the benefit of vacant possession.

GUIDE PRICE

£1,100,000.

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LOCATION

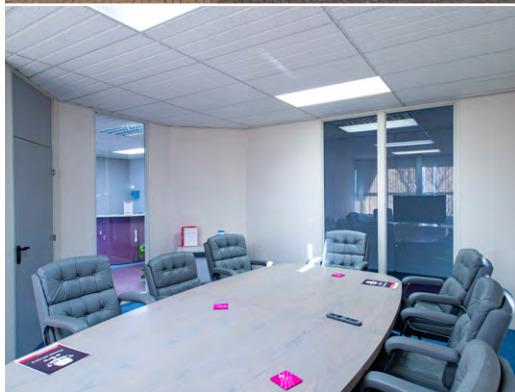
The property is situated in Linford Wood East, a principal employment area in approximately 1 mile to the north of Central Milton Keynes (CMK). The property is superbly located for easy access to CMK and major transport communications, with a number of major occupiers located in Linford Wood including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





8 DANBURY COURT

VAT

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

EPC RATING

E-109.

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

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