

K3

KENTS HILL

BUSINESS PARK

MILTON KEYNES • MK7 6TT



13,120 SQ FT OF RECENTLY REFURBISHED, FITTED,
GRADE A OFFICE SPACE IN A SELF-CONTAINED BUILDING.

K3, Kents Hill Business Park was fully refurbished for a high specification in 2022 to improve the quality and sustainability of the building. The property provides 13,120 sq ft over ground, first and second floors in a self-contained building with a high quality fit out in situ. The ground floor contains a double height reception, canteen/breakout space, open plan offices, a number of small and large meeting rooms, W/C and shower facilities, comms room and phone booths.

The first floor consists of large open plan office space, private offices, meeting space and W/C and shower facilities. The second floor provides a roof terrace, two large boardrooms, a meeting roof, kitchenette and W/C. K3 benefits from a private rear patio seating area, roof mounted PV panels and 68 car parking spaces with 20 EV chargers.



20 EV charging points



Energy efficient PIR controlled LED lighting



Electrak power distribution

BREEAM

BREEAM Excellent



PV panels



New ducted VRF air-conditioning system with automatic controls



EPC A (23)



DDA compliant WC and shower facilities



Metal pan suspended ceiling



New passenger lift



Raised access floor

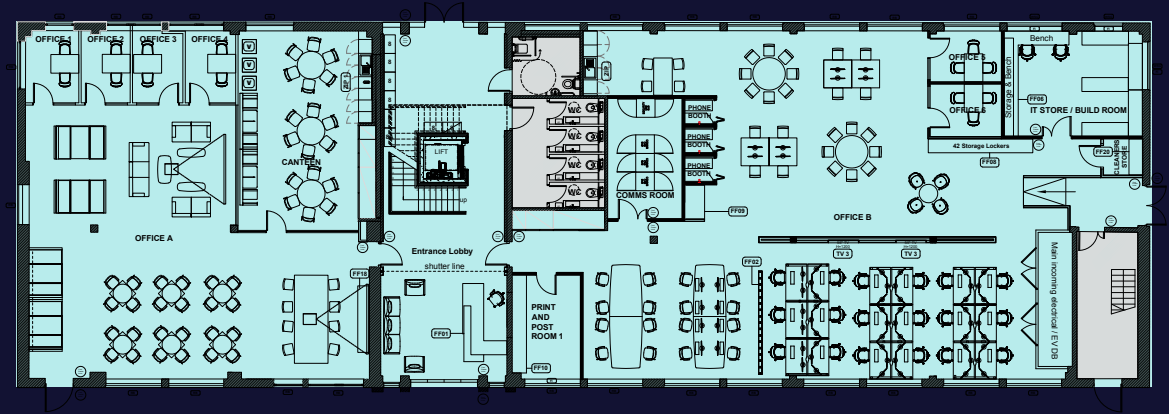


68 car parking spaces

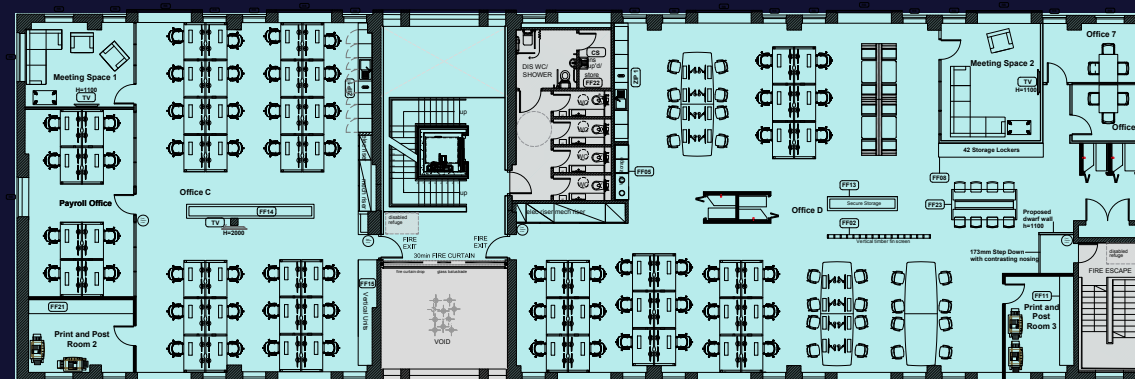


Available space in K3

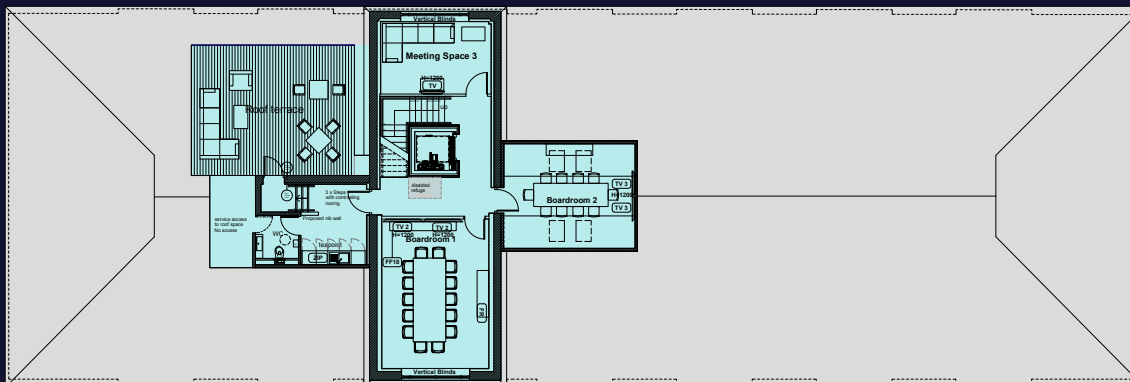
Ground Floor
6,167 sq ft



First Floor
6,092 sq ft



Second Floor
861 sq ft



Floor	Sq m (NIA)	Sq ft (NIA)
Ground	573	6,167
First	566	6,092
Second	80	861
Total	1,219	13,120



LOCATION

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.

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.

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