



# linford wood

business park

# scorpio

modern workspaces  
from 233 sq ft to 3,606 sqft **to let**

sunrise parkway | linford wood | milton keynes | mk14 6ph

[lwbp.co.uk](http://lwbp.co.uk)



# ideally located

2

Scorpio is a newly refurbished two storey, high quality and fully air-conditioned office building Providing flexible office suites ranging from 233 sq ft to 3,606 sq.ft (21.6464 – 335.00836 sqm), occupying an extremely prominent position in Milton Keynes.

Just 30 minutes by train from Central London, Milton Keynes offers global businesses the opportunity to thrive in an environment with fantastic connectivity with are four international airports that can be accessed within 90 minutes.

Situated approximately one and a half miles north of the City Centre, and close proximity to junction 14 of the M, this is one the most established and largest office campus locations you can find, offering great access by road, rail or bus.

The area has provided a number of companies with their regional headquarters including; Motor Insurer's Bureau, Panasonic, Computacenter and Kuehne & Nagel.

**This is an impressive home for any modern business.**

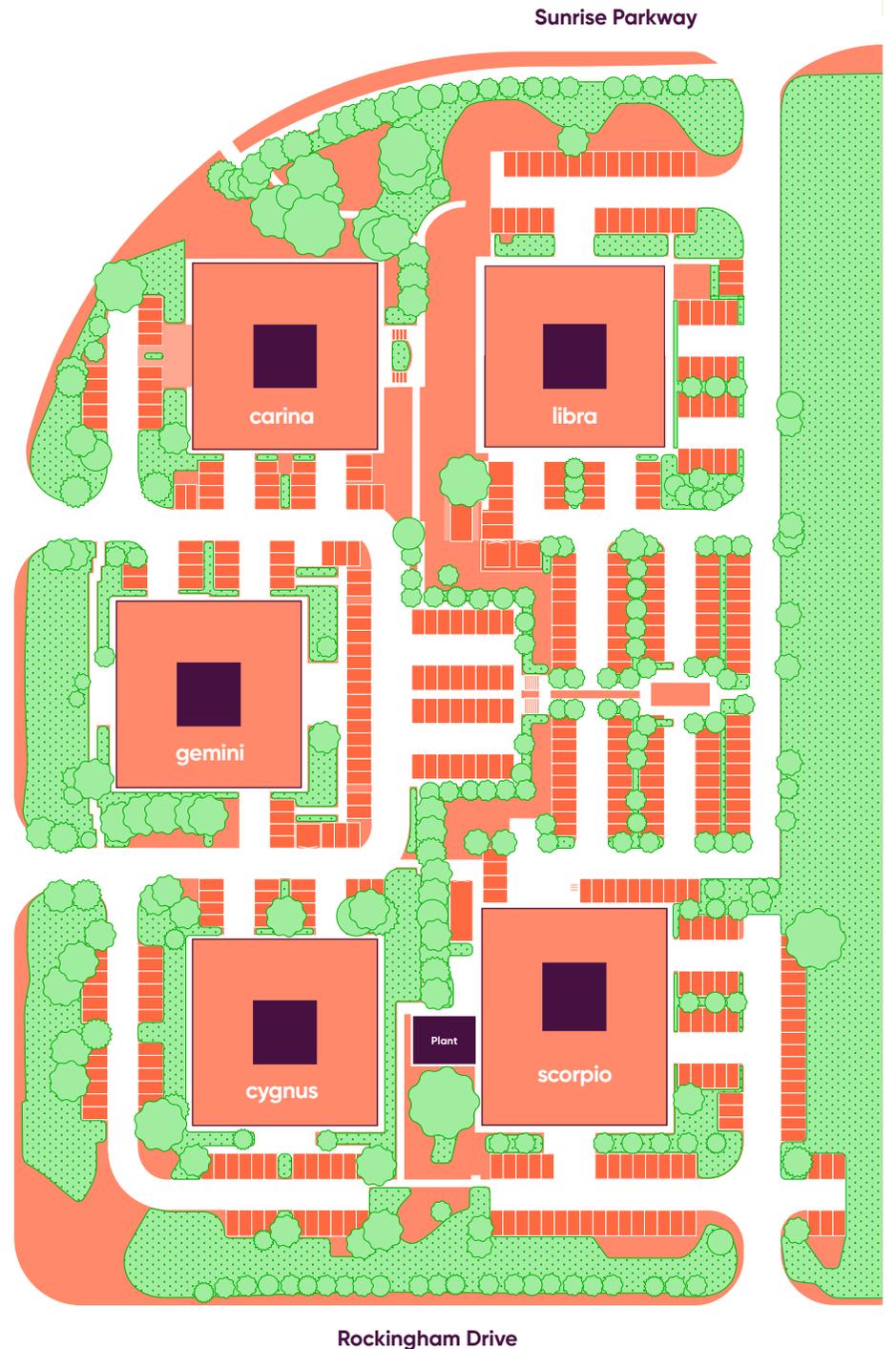
# more than a place of work

Milton Keynes is located in the heart of Buckinghamshire between London, Oxford and Cambridgeshire.

Set amongst the mature leafy surroundings of Linford Wood, there is ample outside spaces to enjoy with easy access by foot to local amenities such as Coop, BP, Novotel Hotel, BP through the woodlands. While Central Milton Keynes is just a short drive away, offering a quality choice of shops, bars and restaurants.



Sunrise Parkway



Rockingham Drive

# easily accessible

Milton Keynes is one of Britain's fastest growing Cities by population with outstanding sports and leisure facilities including the most successful Theatre outside of London.

The Centre:MK (a five minute drive from Linford Wood Business Park) is also a top 10 retail destination in the UK with flagship retail stores including John Lewis, Apple, Harrods Beauty and Hollister, with many restaurants and cafes including Brasserie Blanc, Marco Pierre White, Middletons and Akasaka.



## rail

london euston	<b>34 mins</b>
birmingham new street	<b>53 mins</b>
manchester picadilly	<b>98 mins</b>

source: national rail enquiries

## road

m1 junction 14	<b>5 mins</b>
m25 junction 21	<b>35 mins</b>
central london	<b>50 mins</b>
central birmingham	<b>70 mins</b>
oxford	<b>60 mins</b>
cambridge	<b>60 mins</b>

source: AA

## air

london luton	<b>35 mins</b>
birmingham int	<b>65 mins</b>
london heathrow	<b>60 mins</b>
east midlands	<b>65 mins</b>
london stanstead	<b>70 mins</b>

source: AA

- 1 central milton keynes
- 3 a5
- 🚆 milton keynes train station
- 4 m1

# key highlights

Scorpio comprises of a detached, two storey office building set in the mature landscaped grounds of Linford Wood, Milton Keynes.

Providing flexible office suites ranging from 233 sq ft to 3,606 sq.ft (21.6464 - 335.00836 sqm) arranged over both ground and first floor levels, with flexible leases enabling room for growth.

Offering a bright and vibrant space to work, the building is accessed to the south of the business park with ample on-site parking for both tenants and visitors with 24/7 access through a modern reception space with access to a shared courtyard, central to the building. The vacant accommodation was recently refurbished to a high standard including new LED lighting, kitchen facilities and general cosmetic updates throughout.

spacious communal areas throughout



all utilities and 1gb business broadband included



new carpets



spacious contemporary offices with excellent natural light



suspended ceilings with recessed LED lighting and raised floors



new Mitsubishi VRF heating /cooling system



secure offices with 24/7 access and intercom for visitors



generous tenant & visitor parking



refurbished kitchens & WCs



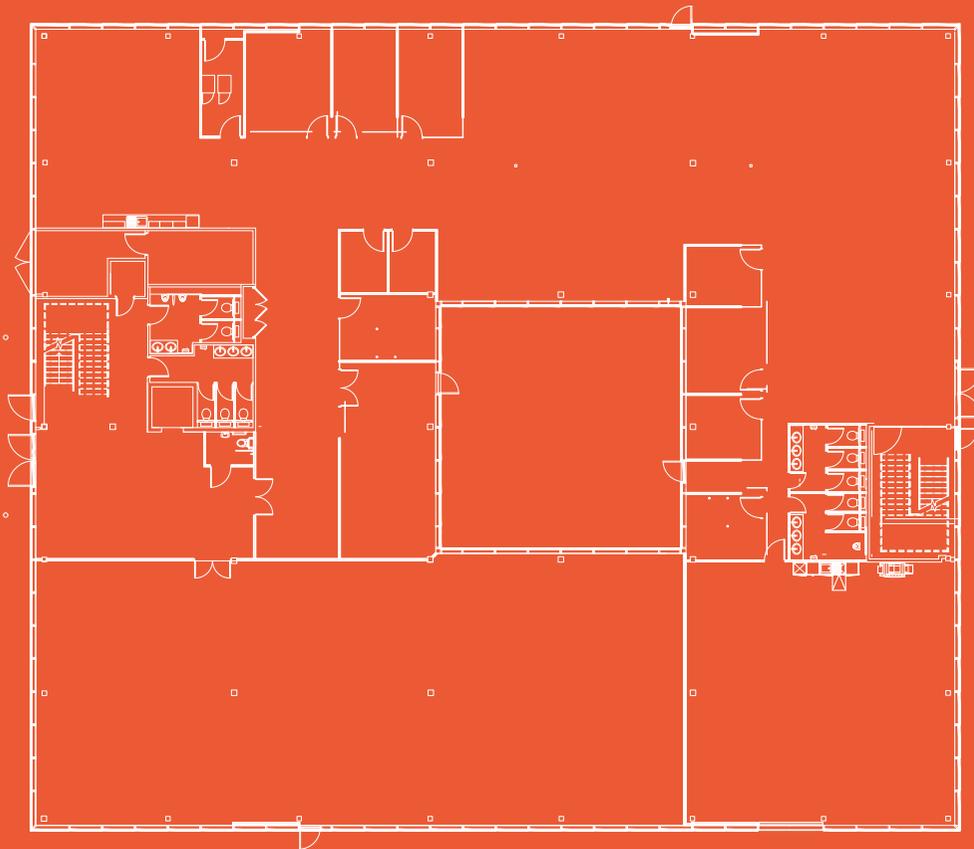
welcoming entranceway and spacious waiting area



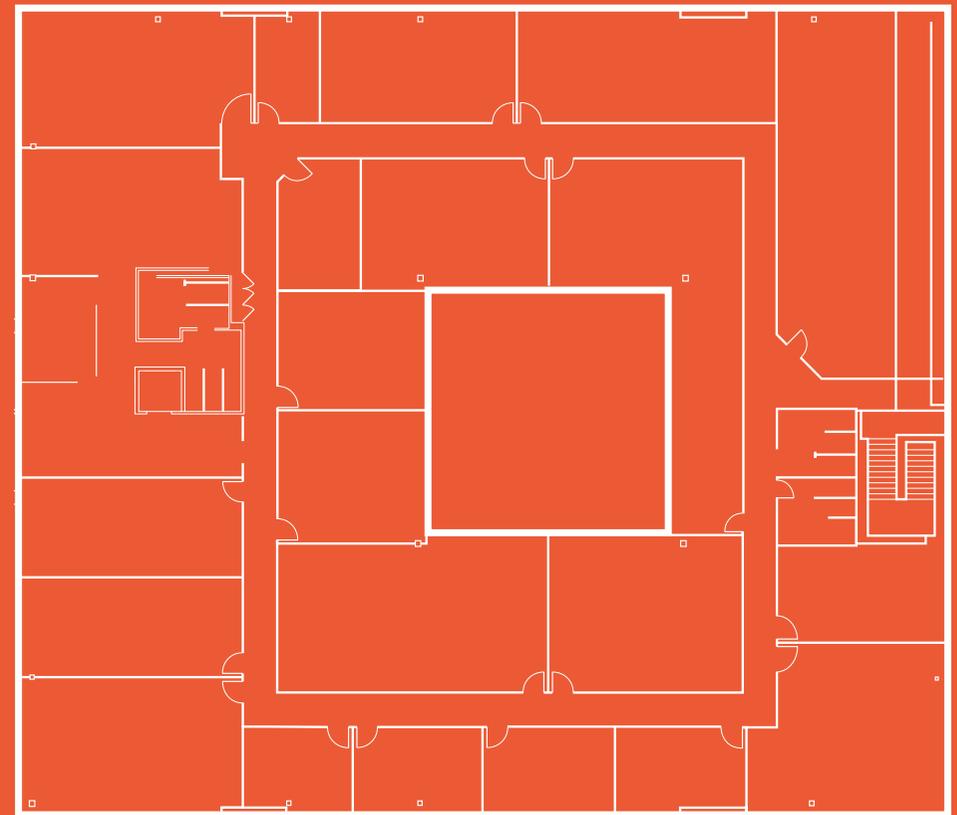
# lots of room to settle in

floor	area sq.ft	area sq.m
ground floor	1,328 - 9,055	123.37 - 841.23
second floor	233 - 1228	21.64 - 114.08

For indicative use only. Not to scale.



ground floor



second floor

# interested? let's talk

strictly by appointment through the joint agents

**linford**  
**WOOD**  
business park

## agents



**holly dawson**

holly.dawson@bidwells.co.uk  
01908 202 190

**bidwells.co.uk**



**jonathan whittle**

jonathan@louchshacklock.com  
01908 224763

**louchshacklock.com**

## management



**greg norman**

greg.norman@lspim.co.uk  
07807 609892

**regionalreit.co.uk**

## terms

the offices are available to let on a new lease for a term to be agreed. rent on application

## epc rating

the property has an epc rating of C-61

These particulars are not an offer or contract, nor part of one. You should not rely on statements in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. The agents, seller(s) or lessor(s) have no authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

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ADDRESS	SUITE	SIZE		QUOTING RENT (£/PAX)*	STATUS	EPC RATING
		SQ FT	SQ M			
Scorpio						
First Floor	F2	465	43	18,600	AVAILABLE	B 36
	F3	624	58	24,960	AVAILABLE	
	F4	191	18	7,640	AVAILABLE	
	F8	632	59	25,280	AVAILABLE	
	F9	334	31	13,360	AVAILABLE	
	F10	1,288	120	51,520	AVAILABLE	
	F11	625	58	25,000	AVAILABLE	
	F20	413	38	16,520	AVAILABLE	
	F21	578	54	23,120	AVAILABLE	
	F22	549	51	21,960	AVAILABLE	

\*Please note quoting rents are exclusive of rates but inclusive of service charge, utilities and broadband.

**Enquiries**

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# SCORPIO, LINFORD WOOD BUSINESS PARK, LINFORD WOOD, MILTON KEYNES TO LET