



Linford Wood House

6-12 Capital Drive • Linford Wood • MILTON KEYNES • MK14 6XT

Lambert
Smith
Hampton



Freehold HQ Office Building / Residential Conversion Opportunity (STPP)

26,336 sq ft on a site of 1.51 acres

Opportunity

- 🏡 Opportunity to acquire a modern HQ office building with vacant possession in Milton Keynes.
- 🏡 Milton Keynes lies within the heart of the UK Growth Corridor and is one of the fastest growing cities in the UK.
- 🏡 Excellently located in a premier employment area within close proximity of Central Milton Keynes.
- 🏡 Potential for residential conversion (subject to the necessary consents), with an adjacent office building consented for 174 residential units.
- 🏡 Resilient office market with continued demand for well parked office accommodation.



Proposal

Offers are invited in excess of **£3,750,000** (Three million seven hundred and fifty thousand pounds) for the freehold interest Subject to Contract and exclusive of VAT. This represents a low capital value of £142 per sq ft.

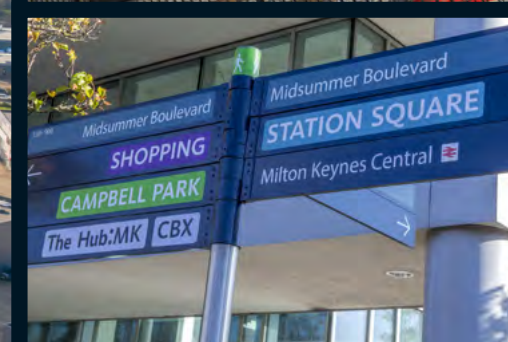
Location

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 Sodexo, Panasonic, Kuehne + Nagel and BP Chargemaster.

The property occupies a prominent corner position fronting Sunrise Parkway accessed just off V8 Marlborough Street, a main north to south arterial route.

Linford Wood House

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MAPS



Description

Linford Wood House comprises a modern three storey office building constructed in c. 1991 with a glazed full height reception. The building is configured with open plan suites either side of an offset service core providing a lift, WCs and showers.

The existing fit out comprises a canteen and meeting facilities on ground floor, with the upper floors largely providing open plan office space.

The floor plate is rectangular offering excellent natural light and providing the ability for multiple office occupation or residential conversion.

The building is situated on a self-contained triangular site of approximately 1.51 acres, providing c. 117 parking spaces at an excellent ratio of 1:225 sq ft.



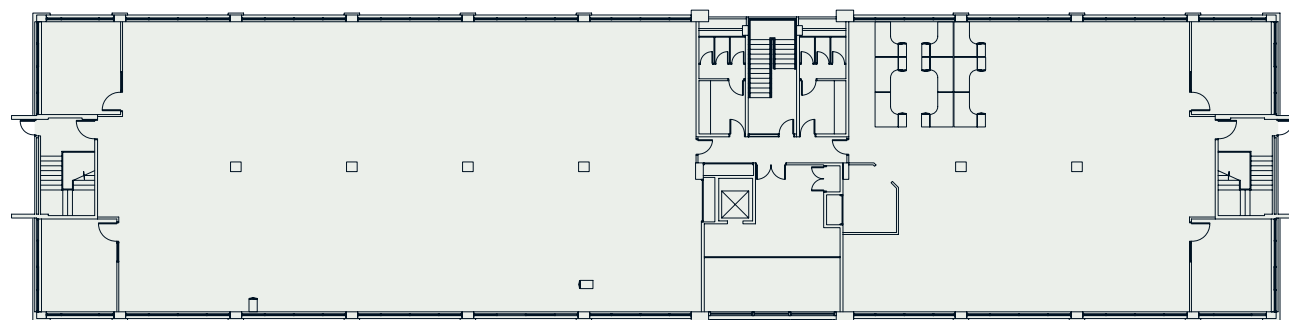
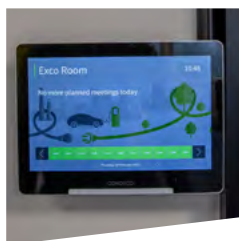
Accommodation

Net Internal Area (NIA)

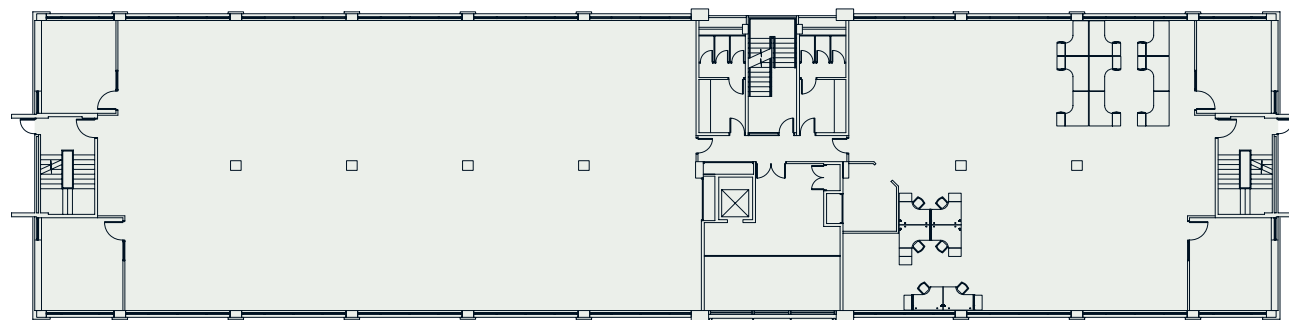
Description	sq ft	sq m
Reception	188	17.5
Ground Floor	8,720	810.1
First Floor	8,720	810.1
Second Floor	8,708	809.0
Total	26,336	2,446.7

Specification

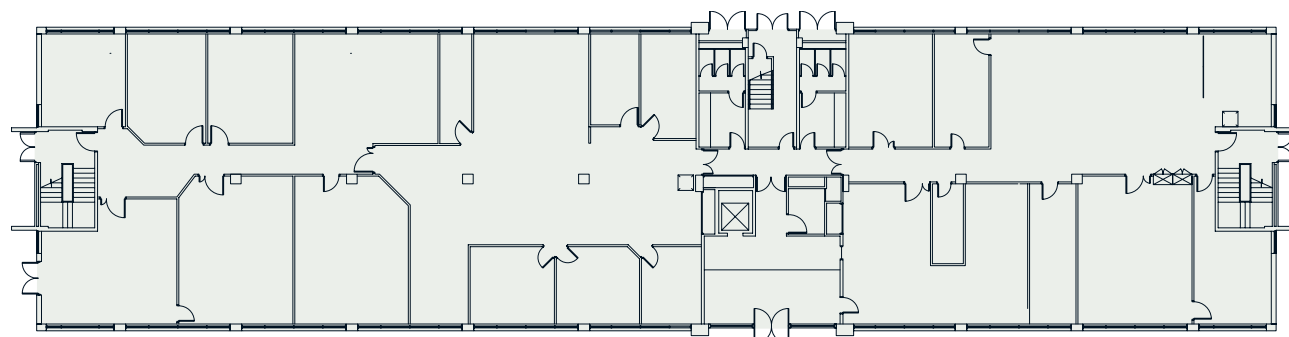
- Full access raised floors
- Suspended ceilings with LED and florescent lighting
- 4 pipe fan coil air conditioning
- Triple glazing with encapsulated blinds
- 1 x 10 person passenger lift
- Male and female WCs to each floor
- Showers
- EV charging points
- Cycle store
- Parking 1:225 sq ft



Second floor



First floor



Ground floor



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Tenure

Freehold with the benefit of vacant possession.

EPC

E-121.

VAT

TBC

Data Room

A pack of comprehensive information is available to view in the data room. Please contact us to arrange access.

**Lambert
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Contact

For viewing and further information, please contact the sole agent:

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