

linford^{MK}
wood



carina

SUNRISE PARKWAY • LINFORD WOOD • MILTON KEYNES • MK14 6PH

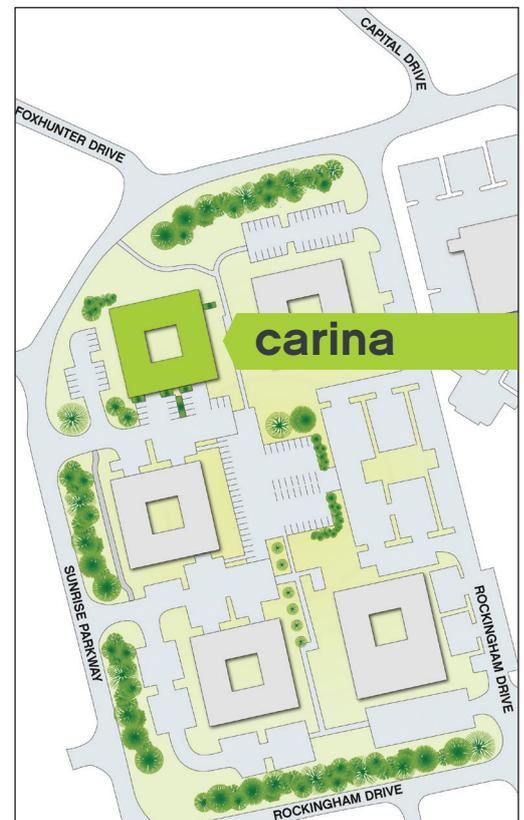


modern offices to let

suites from 1,500 – 6,000 sq ft (371.6 - 1,021.9m²)



- Generous tenant and visitor car parking
- Spacious contemporary offices with excellent natural light
- Less than 10 minutes drive to M1 (J14)



milton keynes

- One of the fastest growing centres in the UK
- Strategically located midway between London & Birmingham
- Good communications via:
 - Road (M1 motorway Junction 14: 4 miles)
 - Rail (London Euston: 35 mins)
 - Air (Heathrow, Luton and Birmingham: within 1 hour)
- Expanding local labour force
- Wide variety of leisure and sporting facilities

linford wood

Linford Wood is the most established office campus location in Milton Keynes.

Situated approximately one mile north of the City Centre the area has provided a number of companies with their regional headquarters including Motor Insurer's Bureau, Panasonic, Computacenter and Kuehne + Nagel.

Junction 14 M1 motorway and Central Milton Keynes Railway Station can both be reached by car in under 10 minutes.

epc

The property has an EPC rating of C-58.

terms

The offices are available to let on a new lease for a term to be agreed.
Rent on application.

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features include

- Spacious contemporary offices with excellent natural light
- 4 pipe fan coil air conditioning (1st floor & part ground floor)
- Raised floors with 70mm void (1st floor & part ground floor)
- Suspended ceilings with recessed LED lighting
- New carpeting
- Refurbished kitchens & WCs
- Generous tenant & visitor car parking

viewing & further information

For viewing and further information, contact the Estate Office:

Greg Norman



BAUER GROUP

01908 90 40 50

Alternatively, please contact the joint sole agents:

Holly Dawson

Jonathan Whittle



holly.dawson@bidwells.co.uk



louchshacklock.com

jonathan@louchshacklock.com

ADDRESS	SUITE	SIZE		QUOTING RENT (£/PAX)	STATUS	EPC RATING
		SQ FT	SQ M			
Carina						
Ground Floor	GB	1,575	146	25,988	AVAILABLE	B 48
	GC	3,637	338	60,010	AVAILABLE	
	GD	1,544	143	25,476	AVAILABLE	
	GE	850	79	14,025	AVAILABLE APRIL 2026	
First Floor	F1	3,578	332	59,037	AVAILABLE	
Gemini						
Ground & First Floor	G&F	11,000 – 22,000	1,022 – 2,044	POA	PLEASE CONTACT THE AGENT FOR FURTHER DETAILS	B 40
Libra						
First Floor	F1	3,632	337	81,720	UNDER OFFER	B 45
	F2	1,722	160	38,745	UNDER OFFER	
	F3	3,003	279	67,568	UNDER OFFER	
Scorpio						
First Floor	Various	191 – 1,228	22 - 120	Please see attached schedule for prices and availability.		B 36

Enquiries
Emily Tarry
07825 813 610
emily.tarry@bidwells.co.uk

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