

KENTS HILL BUSINESS PARK

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4,525
SQUARE FEET



KENTS HILL
BUSINESS PARK
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**GRADE A OFFICE SPACE WITH
UNIQUE ON-SITE FACILITIES**

www.kentshill-businesspark.co.uk

 **CIRCLE
PROPERTY PLC**
ACTIVELY INVESTING IN PROPERTY

K1



Grade A office space in Milton Keynes

Kents Hill Business Park is a unique combination of high-quality office space and unrivalled on-site amenities.

A lower floor area of the K1 building is ready for immediate occupation, providing ready-to-go office space of up to **4,525** square feet.

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.

Specification includes:

- 18 allocated parking spaces 1:251 sq ft
- Covered cycle racks
- Impressive, full-height entrance reception
- Open plan, flexible floor plates
- 2.75m + floor to ceiling heights
- Raised access floor & Electrak power distribution
- Metal pan suspended ceiling system
- Energy efficient PIR control of LED lighting
- VRF air conditioning system
- Kitchenette and break-out area
- Landscaped courtyard garden area
- DDA upgrades and facilities
- W/C facilities & showers
- On site security
- EPC rating: C

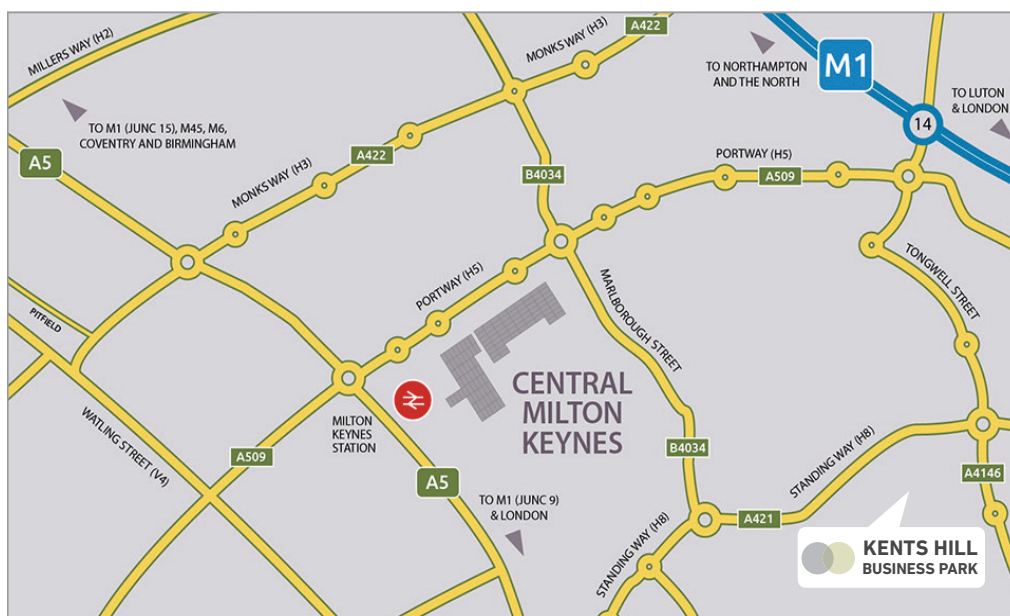


*A unique combination
of premier office space
and a host of on-site
facilities...*





M1	3.5 miles
M40	32 miles
M25	33 miles
M6	35 miles
MK Central Train Station	4 miles
Luton Airport	22 miles
Heathrow Airport	56 miles
Birmingham Airport	64 miles
Gatwick Airport	90 miles
The Centre:MK Shopping	4 miles



Located at the heart of the UK midway between London and the Midlands, Kents Hill Business Park in Milton Keynes is strategically located for rapid access to regional and national road and rail networks.

Further enhancing the site's overall business appeal, it is also well located to benefit from international and European flight connections.

Kents Hill Business Park
Timbold Drive, Milton Keynes, MK7 6TT

All enquiries via our appointed agents:



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