



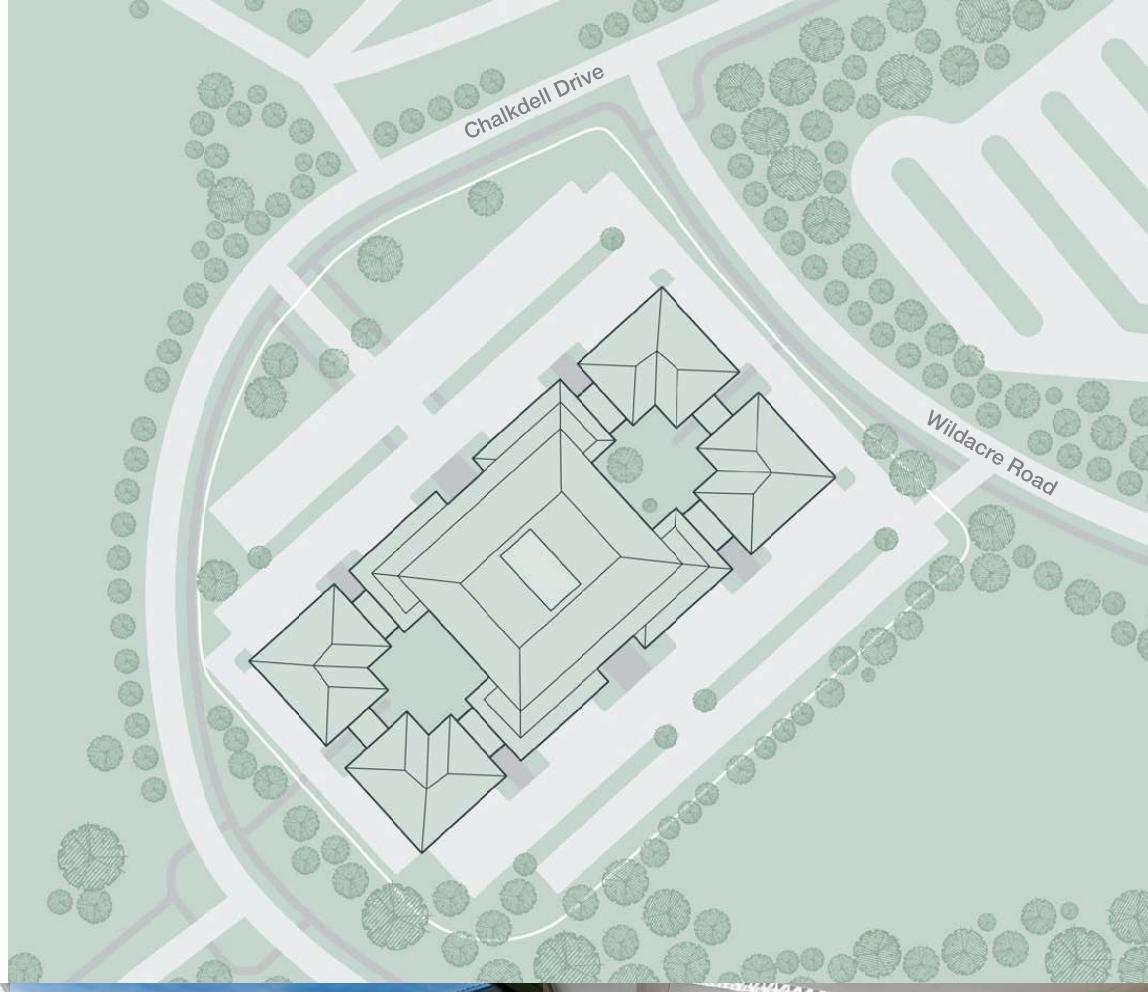
The **Parks** Trust  
MILTON KEYNES

Chalkdell Drive, Shenley Wood, Milton Keynes  
Suites range 420 - 3,961 sq.ft (39 - 368 sq.m)

# Site overview

An impressive office complex, set amongst peaceful woodland near Central Milton Keynes. An ideal place for business growth, boasting a connected communal atrium and garden courtyards.

Shenley Pavilions provides individual offices ideal for small and growing businesses. Tenants enjoy ample parking (inc. EV charging), concierge reception, bookable meeting rooms and an on-site café.



10 minute drive  
from M1 (J14)



5 minute drive to  
mainline rail station



Café and communal  
atrium on-site



Free bicycle  
parking



300 parking spaces  
plus EV charging

# It's all in the detail

## Shenley Pavilions key amenities



Dedicated local property manager



Café on-site



Collaboration space and meeting pods



Concierge reception



Green space



Bicycle parking



300 free parking spaces

Floor area range  
**420 - 3,961 sq ft**

### Services

All mains services including water, drainage, gas and three phase power are connected to the property. Interested parties are advised to make their own enquiries with suppliers.

### Rates

Interested parties are advised to make their own enquiries of the Local Rating Authority, Milton Keynes City Council, to verify rating information.

### Terms

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed with flexible lease terms.

### Value Added Tax

Prices, outgoings and rentals are quoted exclusive of but may be liable to VAT.

### Legal Costs

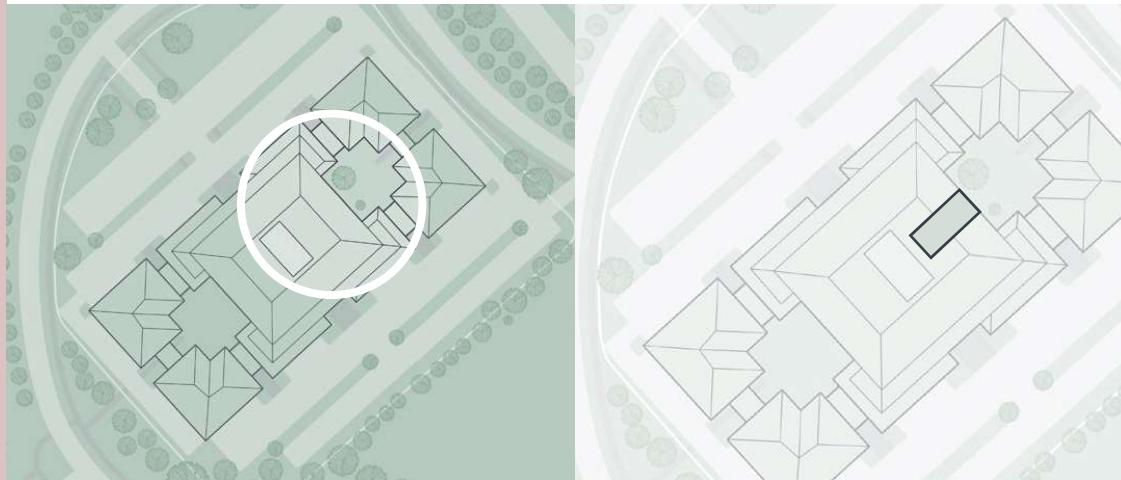
Each party to be responsible for their own legal costs incurred in the transaction.

### EPC

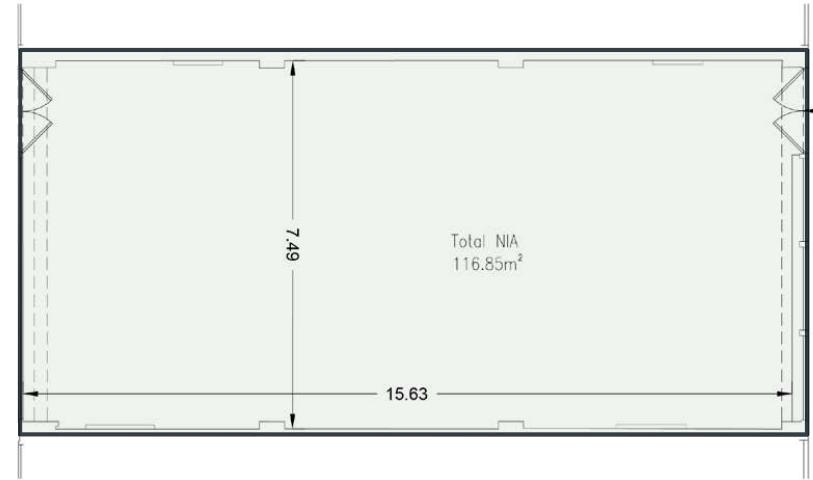
The certificate and recommendation report for this property are available on request.

# Unit 8

## *ground floor*

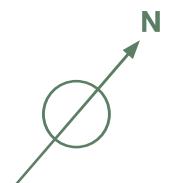


The ground floor space comprises a private entrance, open plan office space. Facilities include gas central heating, upgraded toilet facilities and new category 2 or LG3 lighting.



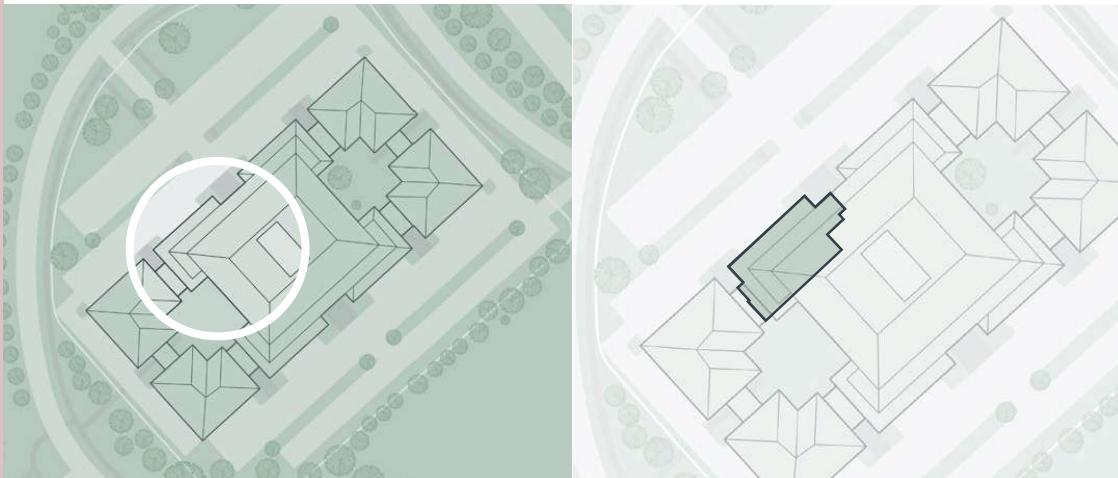
Total NIA area approx.

**117 sq.m / 1,259 sq.ft**

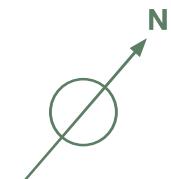
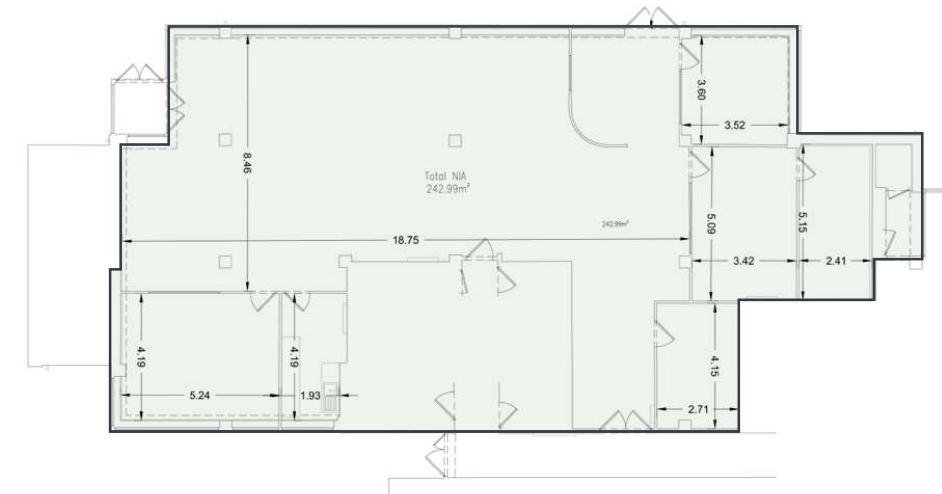


# Unit 17/18

## *ground floor*



This ground floor office comprises a private entrance with open plan space, dedicated meeting room/master office, two further meeting rooms and kitchen. Facilities include gas central heating, upgraded toilet facilities and new category 2 or LG3 lighting.

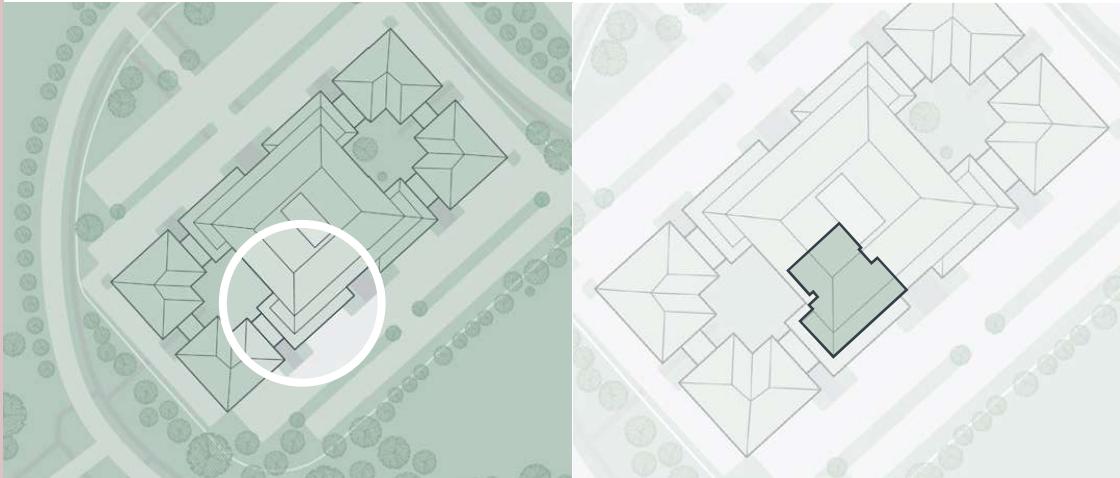


Total NIA area approx.

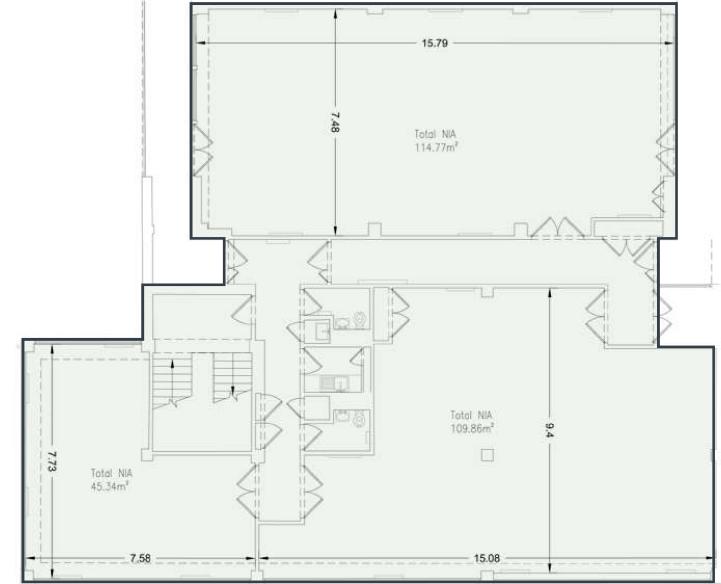
**243 sq.m / 2,616 sq.ft**

# Unit 28-30

## *first floor*

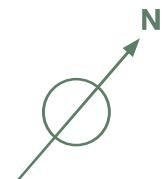


This first floor space comprises a private entrance and three, open plan offices. Facilities include gas central heating, upgraded toilet facilities and new category 2 or LG3 lighting.



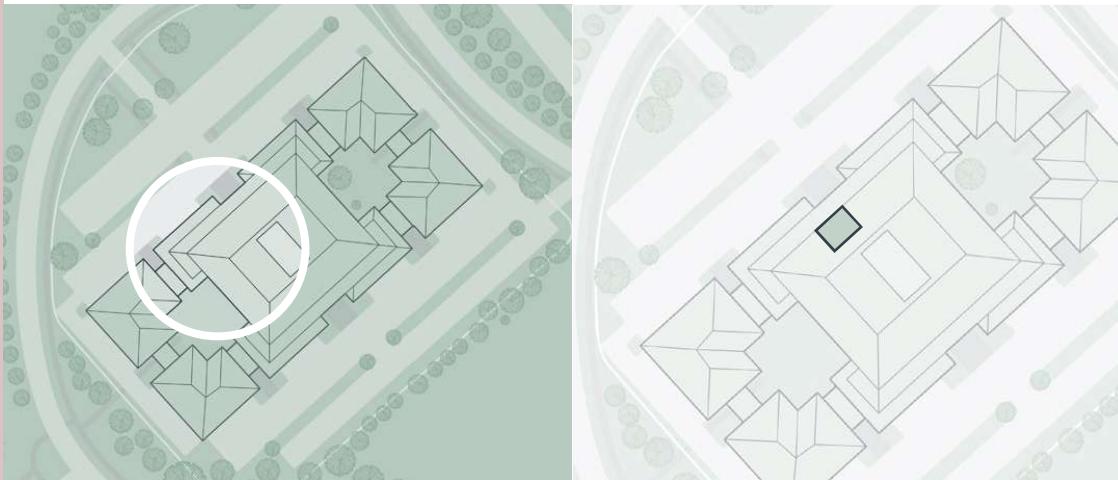
Total NIA area approx.

**270 sq.m / 2,906 sq.ft**

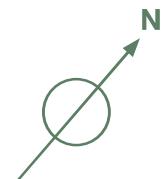
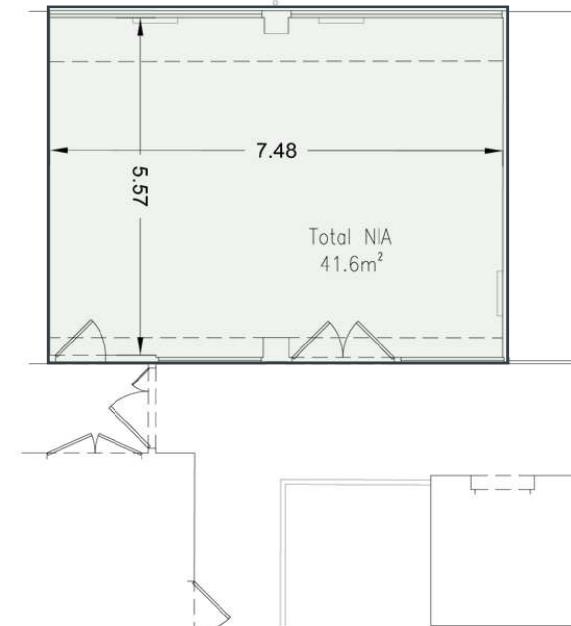


# Unit 46

## *second floor*



This second floor office comprises a private entrance with open plan space. Facilities include gas central heating, upgraded toilet facilities and new category 2 or LG3 lighting.



Total NIA area approx.  
**42 sq.m / 452 sq.ft**



# Find your business a home

Commercial Properties  
Owned & Managed by

The **Parks** Trust  
MILTON KEYNES

[theparkstrust.com/property](http://theparkstrust.com/property)

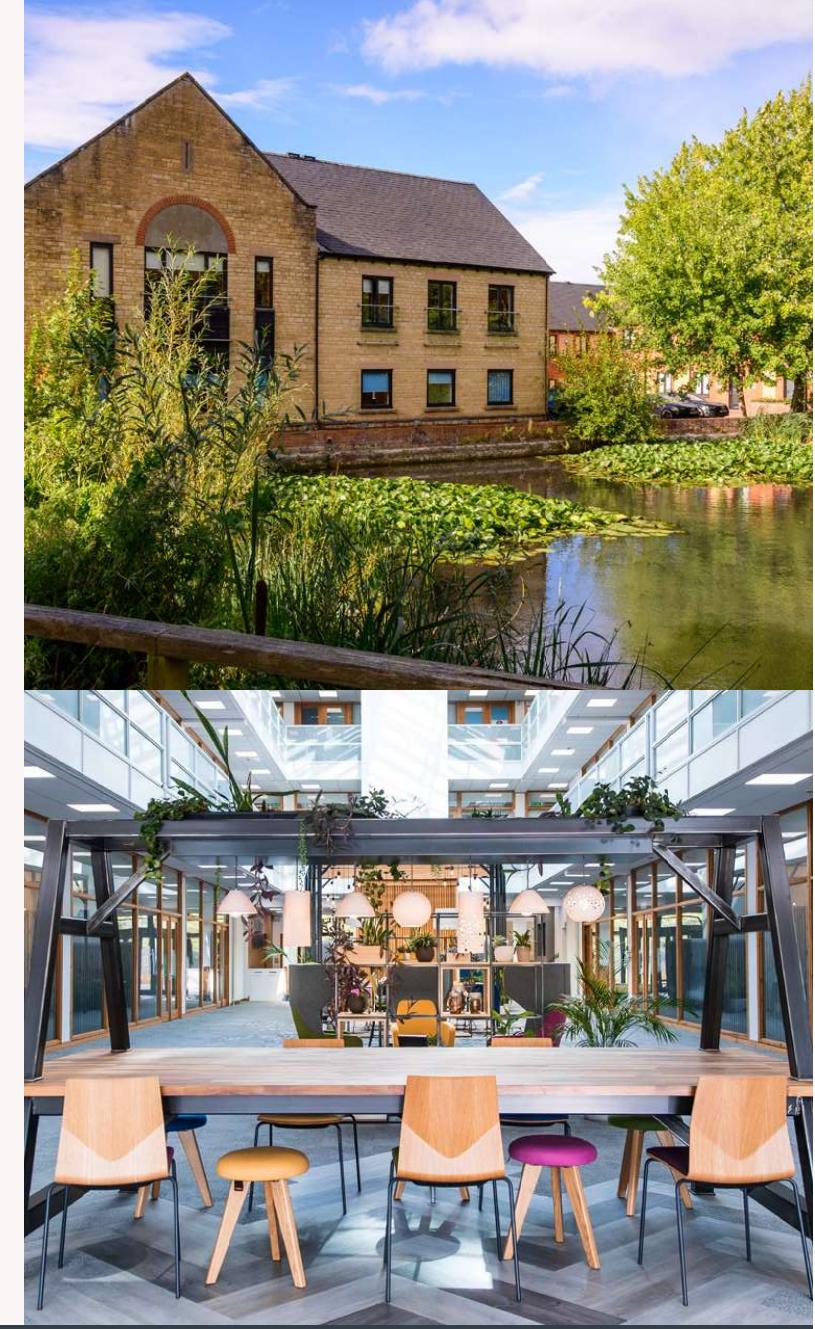
# *Grow your business with The Parks Trust*

We don't just create work spaces.

We provide innovators and growing businesses with a place they can call home.

From new businesses to deep-rooted ventures, our flexible environments and no-nonsense leases foster growth and nurture creativity.

Each site benefits from a local management team, so you can be sure someone is close by when needed.



Top: overlooking the pond at Warren Park; bottom: café and communal meeting spaces at Shenley Pavilions.

# What sets us apart *will set you apart*

The Parks Trust is an independent charity which owns and expertly cares for over 6,000 acres of inspirational green space within Milton Keynes.

As part of The Parks Trust business community, your rent contributes to funding our work maintaining the city's parks forever. All for the benefit of the local environment and those who live, work and play in Milton Keynes.

**In every way, your future success is a big part of ours.**



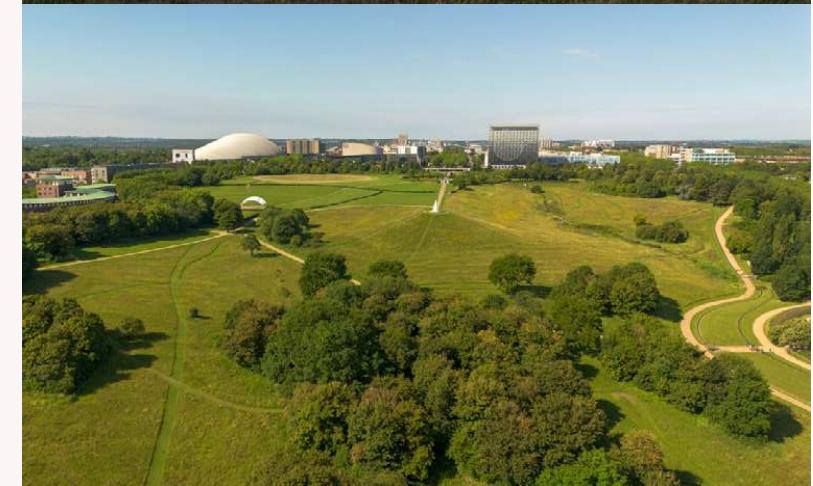
Top: thousands of trees are planted every year;  
Bottom: tree management ensures our green spaces thrive.

# Why businesses *choose Milton Keynes*

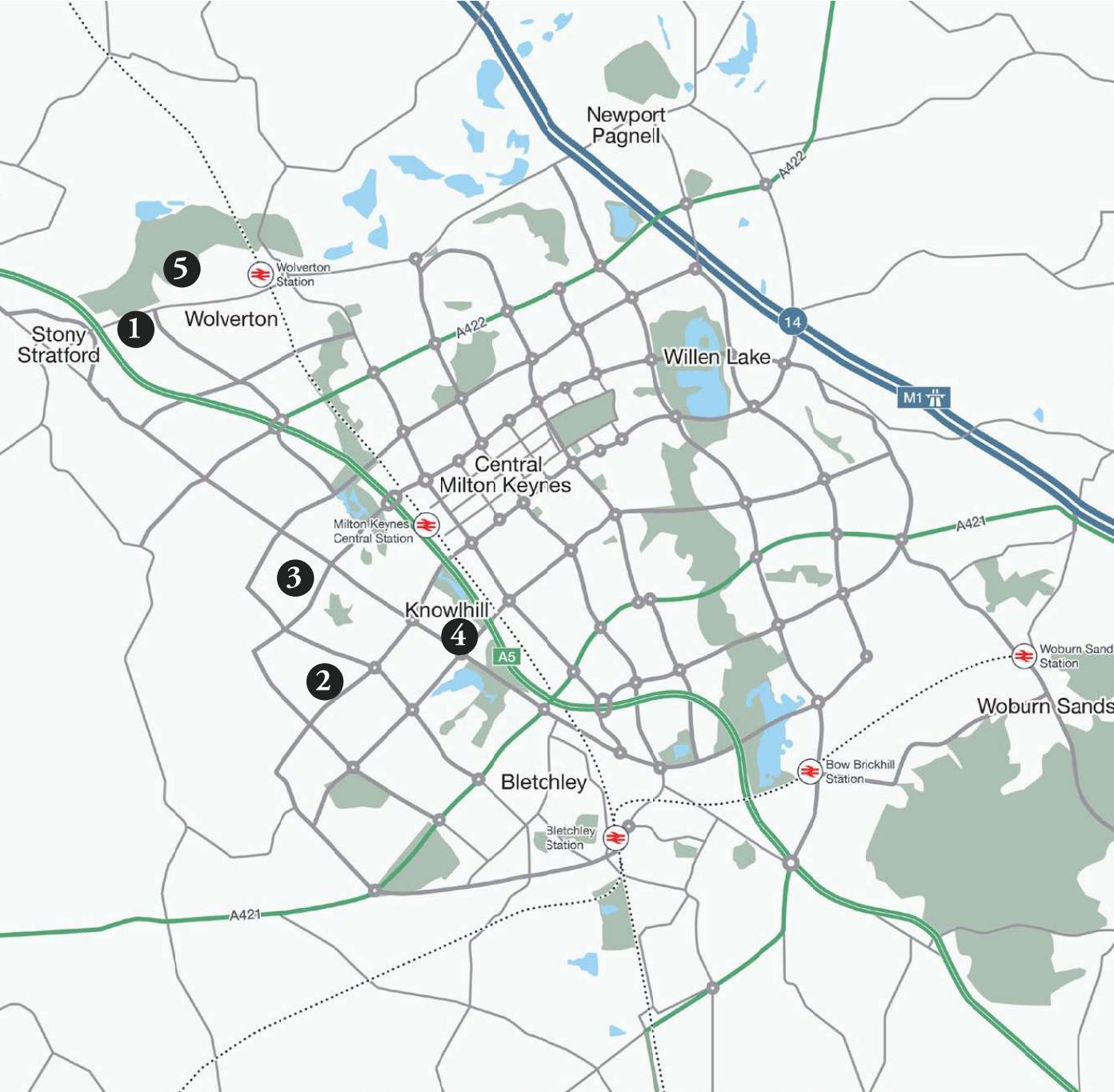
Milton Keynes is one of the UK's most rapidly growing cities, with a current population in excess of 290,000.

The city is an ideal place for business growth—offering excellent transport links, a skilled local workforce, and a supportive, cost-effective environment. With quick connections to London and major UK cities, proximity to international airports, and a steady stream of talented graduates from nearby universities, the city blends accessibility with innovation.

*Good to know: London, Birmingham and beyond are accessible via high-speed rail services from nearby Milton Keynes Central station.*



Milton Keynes boasts a talented local workforce, sports, leisure and recreation areas, and a destination shopping centre.



## Current availability

### 1. Warren Park

Premium offices, studios and clinics set in an attractive, landscaped environment.

### 2. Shenley Pavilions

Individual offices ideal for small and growing businesses, with a communal atrium and garden courtyards.

### 3. Drakes Mews

Self-contained office suites, studio spaces, labs and light industrial units, close to the city centre.

### 4. Radian Court

Bright and flexible, self-contained workspaces with modern amenities, close to the city centre.

### 5. Manor Farm Court

Individual offices in Grade II listed barn conversions, located within a nature reserve.

Our full property portfolio can be found online at [theparkstrust.com/property](http://theparkstrust.com/property)

# Arrange a viewing

Please contact one of our appointed agents to arrange a tour of the property.



**Emily Tarry**

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FLOOR	SUITE	SIZE		QUOTING RENT (£/PAX)	EPC RATING	STATUS
		SQ FT	SQ M			
Ground	5 & 6	2,696	250	£47,180	C 52	Available
	8	1,245	116	£21,165	C 69	Available
	17 & 18	2,526	235	£43,000	D 84	Under Offer
First	21	492	46	£8,364	D99	Available
	22	1,232	114	£20,945	C 53	Available
	30	1,229	114	£20,895	D 92	Available
Second	46	451	42	£7,700	D 91	Available

Suites are available on new effective full repairing and insuring terms to be agreed. Business rates may be subject to small business rates or transitioned relief and prospective tenants are advised to make their own enquiries with the Local Rating Authority.

**Enquiries**

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# SHENLEY PAVILIONS, CHALKDELL DRIVE, SHENLEY WOOD, MILTON KEYNES TO LET