

KENTS HILL BUSINESS PARK

 work.life.balanced



K3 BUILDING for 2019



**AN OUTSTANDING DESTINATION FOR BUSINESS
WITH UNIQUE ON-SITE FACILITIES**

OFFICES TO LET

3,500-14,986 sq ft

www.kentshill-businesspark.co.uk



K3
14,986 sq ft



Grade A office space in Milton Keynes

Following on from the success of the K1 and K2 buildings, Circle Property plc is pleased to announce the release of a third building in this popular location.

K3 is a detached building at Kents Hill Business Park that will be completely refurbished in 2019. Finished to the same high standards as its K1 and K2 siblings, K3 will provide a further 14,986 sq ft of Grade A office accommodation on ground and first floors.

As a location, Kents Hill Business Park provides access to unrivalled on-site amenities. A unique, campus style environment boasts an on-site hotel, international conference centre, food plaza and health centre.

This unique combination of premier office space and outstanding on-site facilities provides the ultimate work-life balance, in which your business and staff can flourish.

Specification includes:

- Private car-parking 1:250 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
- Automatic control system
- Full BS 5839 L3 fire alarm coverage
- Landscaped courtyard garden area
- DDA upgrades and facilities
- W/C facilities & showers
- On site security
- EPC rating: C



Floor Plates

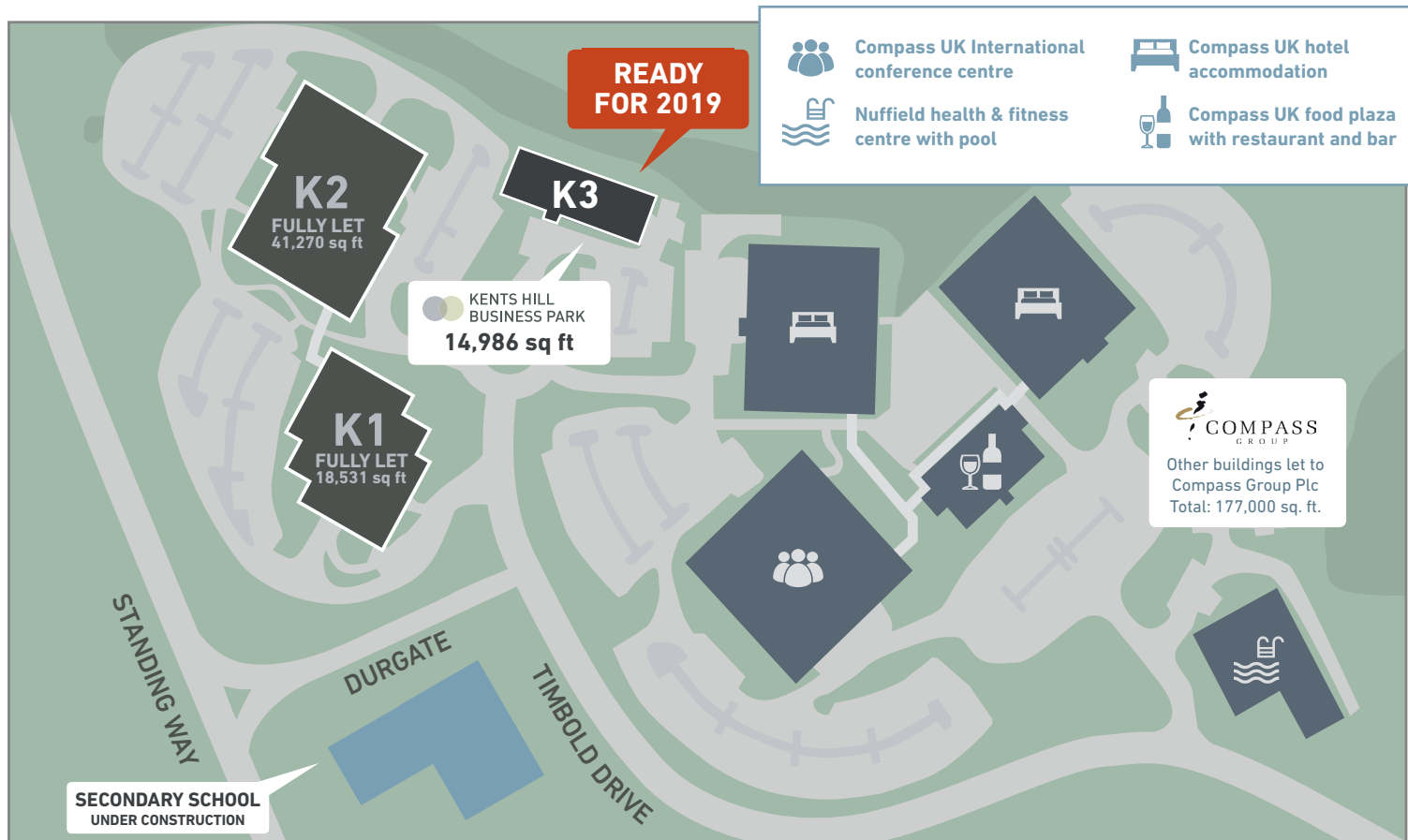
Ground Floor - offices	724 m sq	7,788 sq ft
First Floor - offices	669 m sq	7,198 sq ft
Total (net internal floor area)	1,392 m sq	14,986 sq ft



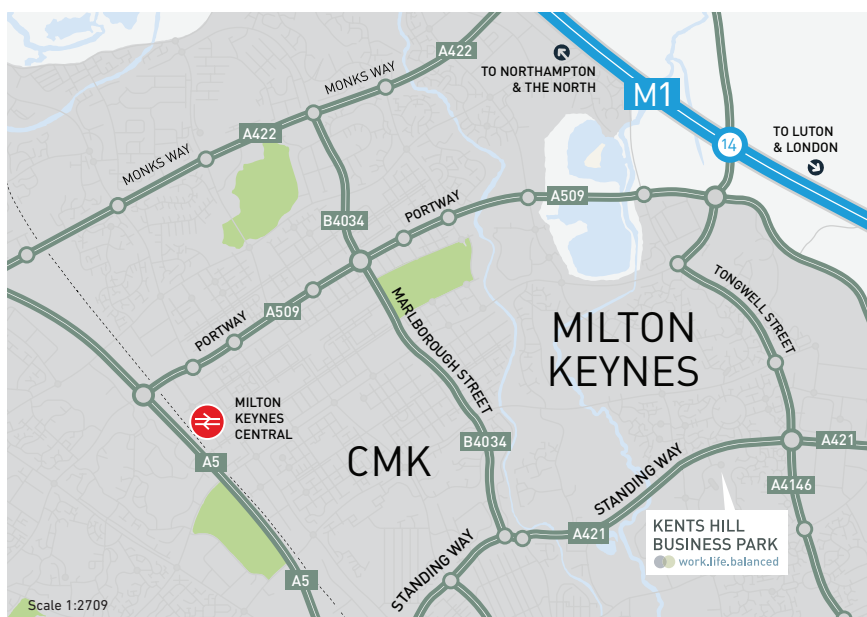
Great access links,
unique facilities and
sixty parking spaces...

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	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.

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