

**linford**<sup>MK</sup>  
**wood**



**carina**

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

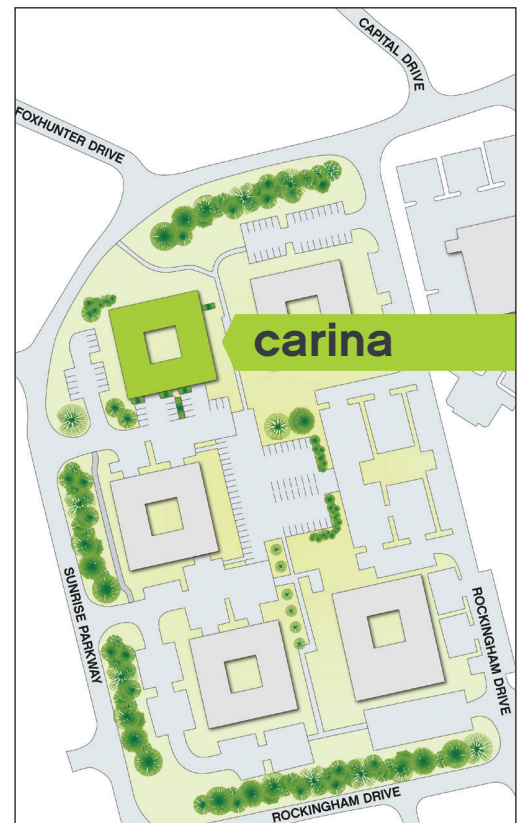
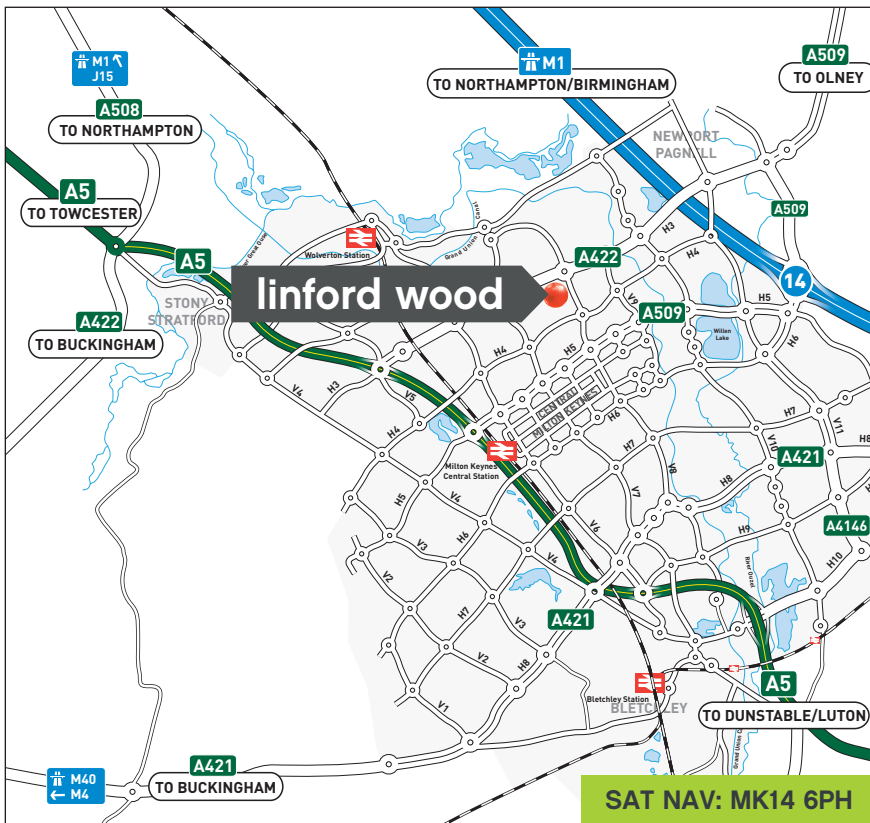


**modern offices to let**

**suites from 1,500 – 6,000 sq ft (371.6 - 1,021.9m<sup>2</sup>)**



- 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.

### Misrepresentation Notice

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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](http://louchshacklock.com)

jonathan@louchshacklock.com

| ADDRESS        | SUITE   | SIZE        |          | QUOTING RENT (£/PAX)                                      | SERVICE CHARGE       | EPC RATING |
|----------------|---------|-------------|----------|---|----------------------|------------|
|                |         | SQ FT       | SQ M     |   |                      |            |
| <b>Carina</b>  |         |             |          |   |                      |            |
| Ground Floor   | GB      | 1,575       | 146      | 25,988  | AVAILABLE            | B 48       |
|                | GC      | 3,637       | 338      | 54,555  | AVAILABLE            |            |
|                | GD      | 1,544       | 143      | 25,476  | AVAILABLE            |            |
| First Floor    | F2      | 4,791       | 445      | 71,865  | AVAILABLE MARCH 2025 |            |
| <b>Gemini</b>  |         |             |          |   |                      |            |
| Ground Floor   | G2-5    | 2,748       | 255      | 45,342  | AVAILABLE            | B 40       |
|                | G6      | 474         | 44       | 8,532   | AVAILABLE            |            |
|                | G9      | 759         | 70       | 13,662  | AVAILABLE            |            |
|                | G11     | 760         | 70       | 13,680  | AVAILABLE            |            |
|                | G12     | 190         | 18       | 3,515   | AVAILABLE            |            |
| First Floor    | F4      | 312         | 29       | 5,772   | AVAILABLE            |            |
|                | F5      | 321         | 30       | 5,939   | AVAILABLE            |            |
|                | F9      | 702         | 65       | 12,636  | AVAILABLE            |            |
|                | F11     | 297         | 28       | 5,500   | AVAILABLE            |            |
| <b>Libra</b>   |         |             |          |   |                      |            |
| First Floor    | F2/F3   | 5,354       | 497      | 118,215   | AVAILABLE            |            |
| <b>Scorpio</b> |         |             |          |   |                      |            |
| Ground Floor   | G2      | 2,863       | 266      | 51,534  | AVAILABLE            | B 36       |
| First Floor    | Various | 235 – 1,228 | 22 - 120 | Please see attached schedule for prices and availability. |                      |            |

**Enquiries**

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