

# Shenley Pavilions

SHENLEY WOOD | MILTON KEYNES | MK5 6LB



## OFFICES TO LET

An impressive office development that gives your business room to grow in a peaceful woodland setting, just minutes from Central Milton Keynes.

**Suite sizes: from 38.46 sq.m. (414 sq.ft.)  
to 356.92 sq.m. (3842 sq.ft.)**

- Meeting Room & Refurbished Kitchen
- Concierge Reception
- Ample Free Parking
- Bicycle Storage
- Refurbished Atrium Space
- Charging Points for Electric Vehicles
- Café & Outdoor Gardens
- Flexible Lease Terms
- Common areas lighting from renewable sourced energy



For more information

[www.theparkstrust.com/properties](http://www.theparkstrust.com/properties)  
To arrange a viewing or to make an enquiry,  
please contact our letting agents







Shenley Pavilions provides a range of quality premises that will appeal to both small and expanding businesses. Its individual offices are arranged around two attractively landscaped garden courts and a central atrium accessed by the spacious reception area.

### Location

Set in the tranquil Shenley Wood area, Shenley Pavilions is only a short distance away from Central Milton Keynes. The city offers convenient facilities with fast access to the M1 motorway, mainline railway and links to Buckingham, Oxford, Bedford and Northampton. London Euston is just 35 minutes away.

### Facilities

- Refurbished main entrance & central reception area with lift
- Café & refurbished informal seating area in atrium
- Privacy & Security for each office with individual front doors
- Separate meeting room for hire

### Easy to Lease

Offices at Shenley Pavilions can be leased on our simple terms via streamlined documentation drafted by local solicitors to minimise the legal process and facilitate early access.

### Environmentally Friendly

PV panels are installed at the building, the refurbishment works were carried out using sustainable materials such as carbon neutral flooring and LED lighting, and the building has 100% renewable energy provided to all common areas. There are three electric vehicle charging points in the front car park for use by occupants and visitors. The Parks Trust works to ensure that all materials used for refurbishment at the property are from a sustainable source and have a valid chain of custody. The Trust is working towards carbon neutrality by 2030.



Shenley Pavilions and its offices and surrounding parkland are owned and managed by The Parks Trust, the independent charity that cares for over 6,000 acres of parks and greenspace in Milton Keynes. The Parks Trust head office is located nearby in Campbell Park. By choosing a Parks Trust Property your rent goes directly into caring for the parks and green spaces in Milton Keynes.

FLOOR	SUITE	SIZE		QUOTING RENT (£/PAX)	EPC RATING	STATUS
		SQ FT	SQ M			
Ground	8	1,245	116	£21,165	C 69	Available
	17 & 18	2,526	235	£43,000	D 84	Available
First	22	1,232	114	£20,945	C 53	Available
	28	1,232	114	£20,945	C 73	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