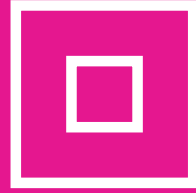


linford^{MK}
WOOD



Business Park

gemini

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

www.lwbp.co.uk

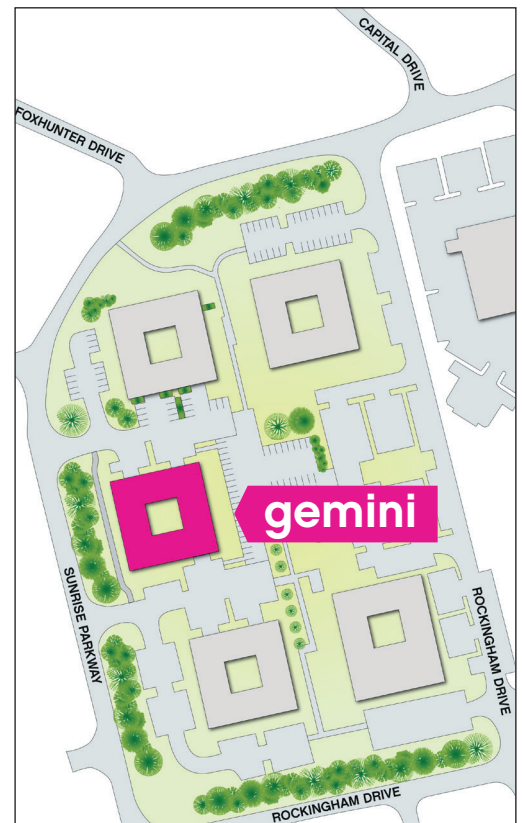
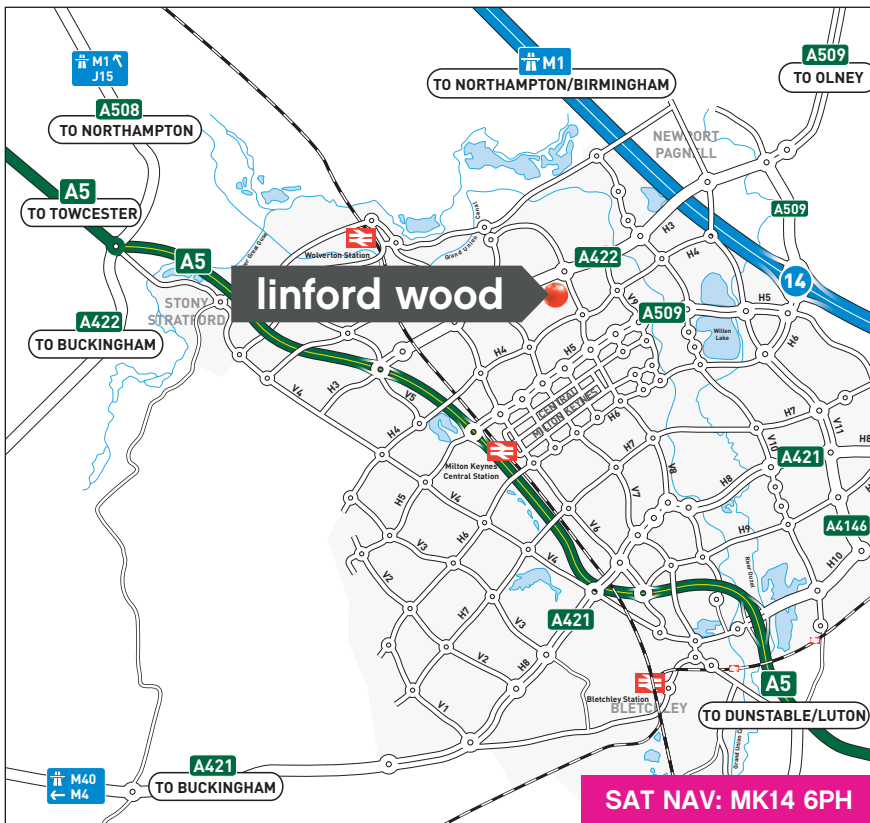


**part serviced modern
offices to let**

suites from 2,500 sq ft (23.2m²)



- Generous tenant and visitor car parking
- Refurbished quality interiors • 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-70.

terms

The offices are available to let on a new lease for a term to be agreed. Rent on application.

Misrepresentation Notice

Louch Shacklock for themselves and for the Vendors or Lessors of this property whose agents they are give notice that: These particulars do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition, contamination and necessary permission for use and occupation and other details contained herein are for general guidance only and prospective purchasers, or tenants, should not rely on them as statements or representation of fact and must satisfy themselves as to their accuracy. Neither Douglas Duff nor their employees or representatives have any authority to make or give any representation or warranty or enter into any contract in relation to the property. Rents and prices quoted in these particulars are subjected to VAT unless specifically stated otherwise. The reference to any mechanical or electrical equipment or other facilities of the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function and prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements. 05.18.

features include

- Spacious contemporary offices with excellent natural light
- New cooling/heating system
- Attractive internal courtyard area
- Suspended ceilings with recessed LED lighting
- New carpeting
- Generous tenant & visitor car parking
- Uncontended fast broadband included

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



jonathan@louchshacklock.com

ADDRESS	SUITE	SIZE		QUOTING RENT (£/PAX)	STATUS	EPC RATING
		SQ FT	SQ M			
Carina						
Ground Floor	GC	3,637	338	54,555	AVAILABLE	B 48
First Floor	F2	4,791	445	71,865	AVAILABLE	
Gemini						
Ground Floor	G2-5	2,748	255	45,342	AVAILABLE	B 40
	G6	474	44	8,532	AVAILABLE	
	G12	190	18	3,515	AVAILABLE	
First Floor	F1	419	40	7,752	AVAILABLE	
	F5	321	30	5,939	AVAILABLE	
	F6	556	52	10,000	AVAILABLE	
	F9	702	65	12,636	AVAILABLE	
	F11	297	28	5,500	AVAILABLE	
Scorpio						
Ground Floor	G2	2,863	266	51,534	AVAILABLE	B 36
First Floor	F2	465	43	11,625	AVAILABLE	
	F3	624	58	15,500	AVAILABLE	
	F4	191	18	5,000	AVAILABLE	
	F8	632	59	15,168	AVAILABLE	
	F11	625	58	15,000	AVAILABLE	

Enquiries

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01908 202 197 / 07917 243 887
holly.dawson@bidwells.co.uk

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