

woodlands
business park



Milton Keynes

The Centre of Everything.

BARWOOD
CAPITAL

Welcome

Situated in one of the UK's fastest growing cities, just 30 minutes by train from Central London, Woodlands Business Park provides an opportunity for your business to locate in the highest quality office environment under 1.5 miles from the heart of Central Milton Keynes.

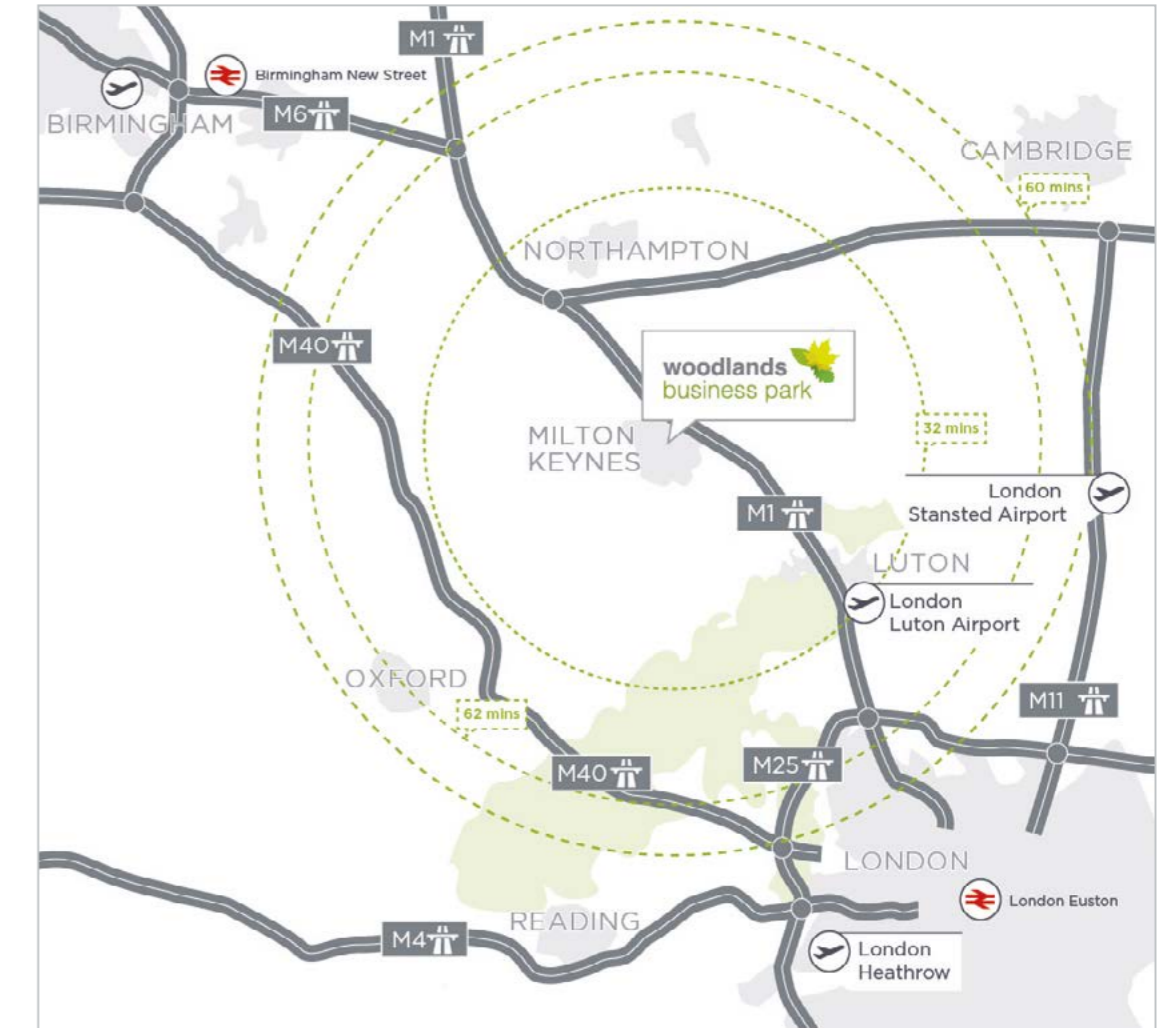
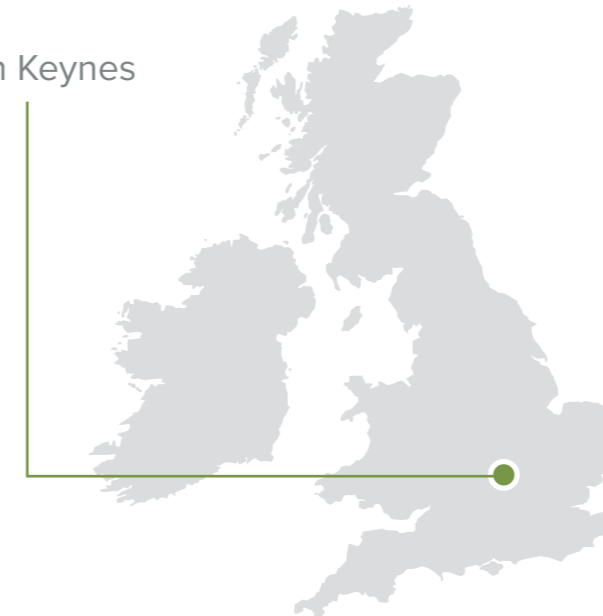
The park is being transformed with significant investment and a masterplan is being implemented to allow for the delivery of new self-contained headquarters office buildings totalling 150,000 sq ft with excellent car parking.



Location

- Milton Keynes is located at the centre of the UK between London, Birmingham, Oxford and Cambridge.
- Just 30 minutes by train from Central London, Milton Keynes offers global businesses the opportunity to thrive in an environment with fantastic connectivity.
- 4 international airports can be accessed within 90 minutes.

Milton Keynes



Why Milton Keynes?

For Business

- No.1 destination in the UK for major foreign companies
- Only 30 minutes from London by train
- 9.5 million labour pool within a 60 minute drive time
- Ranked best growth prospects for jobs and output for 2013-2017
- Top 3 in the UK for business start-ups

For Staff

- One of Britain's fastest growing cities by population
- Top 10 retail destination in the UK
- Outstanding leisure facilities

For Growth

- Over £1 billion of private investment committed to the city in the past decade
- 26,000 new homes planned by 2026
- MK:Smart initiative to support transport and energy use innovation



Sports

- First class facilities for watching and participating in sport
- Stadium MK, home to MK Dons
- Championship golf at Woburn
- F1 motor racing at Silverstone
- Towcester racecourse

Leisure

- Diverse range of visitor attractions
- UK's most successful theatre outside London
- Numerous bars, restaurants and nightclubs
- 5,000 acres of well-maintained public parkland, rivers and lakes

Retail

- One of the UK's largest covered shopping centres
- Wide and expanding range of high street and niche retailers
- Further expansion of retail offer planned for 2017

Meet Your Workforce

Educated, skilled and extensive

Milton Keynes has a current workforce of 150,000 and a total staff catchment of 9.5m within a 60 minute drive time.

Further education possibilities provided by Open University, Cranfield University, University of Central Milton Keynes and MK College.

GVA per worker outstrips the UK average by 16%.



173,889 student head count



Cranfield University School of Management



Fastest growing college in the UK

In Good Company



From global brands to innovative tech start-ups

Milton Keynes, the UK's first Smart City, is home to a number of world class brands and dynamic businesses. It also has the largest number of start-up companies outside Central London.



Why Woodlands Business Park?


- Largest new headquarters office development in Milton Keynes
- Proximity to Central Milton Keynes
- Landscaped business park setting
- Designed to the highest standards
- Excellent car parking



Travel

Main rail station

Milton Keynes Central

	22 mins
	8 mins
	36 mins

2.0 miles

Shopping & recreation

MK City Centre

	12 mins
	3 mins
	25 mins

1.5 miles

Motorway

Junction 14, M1

	9 mins
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2.0 miles



Masterplan

The Park

Woodlands Business Park was Milton Keynes' first business park, situated adjacent to the ancient woodland of Linford Wood.

Originally developed in 1986, the site has evolved and diversified and is now home to a range of occupiers including White Clarke Group, Leica Microsystems, Ipsos Retail Performance and Hanco ATM Systems.

Our new office buildings will meet the requirements of the first class modern business in a high quality landscaped environment.

The Masterplan allows flexibility to deliver a range of building sizes from 25,000 sq ft up to 150,000 sq ft.



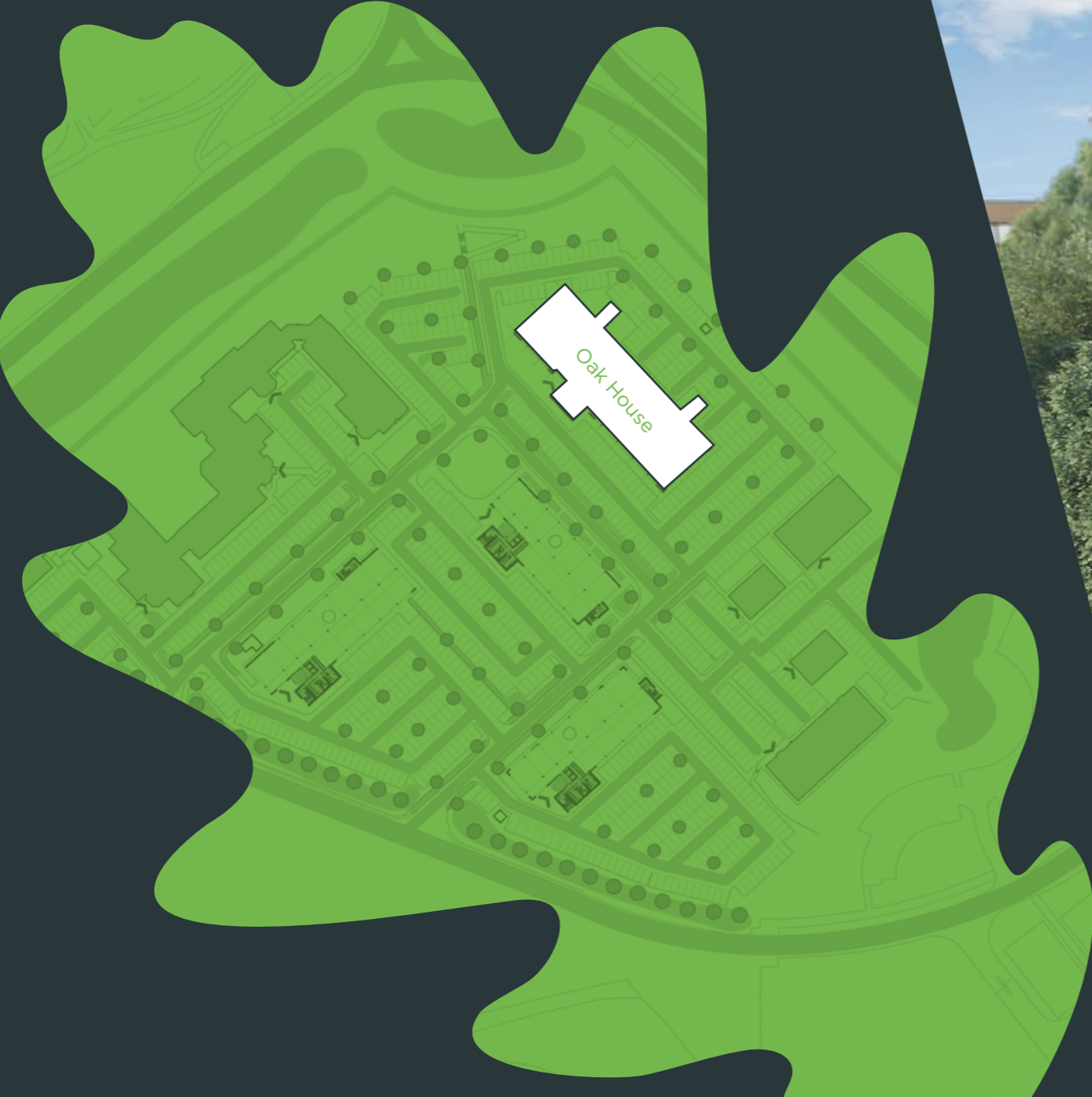


Estate Improvements

- Refurbishment of existing buildings
- Upgraded estate roads
- New estate lighting scheme
- Coherent and efficient landscaping and parking strategy
- Intuitive signage and wayfinding
- Soft landscaping and tree planting to encourage biodiversity
- Improved pedestrian and cycle routes



Oak House



Oak House

Specification

- Three pipe VRF air conditioning
- Fully accessible and carpeted raised floor – 150mm void
- 9.0m x 7.5m structural grid
- 1.5m planning grid
- 2.7m to 2.85m clear floor to ceiling height
- Designed for occupancy of 10m² per person
- Two 8 or 13 person hydraulic lifts
- Suspended ceiling with perforated metal tiles
- LG7 compliant LED lighting with PIR sensors
- Parking at 1:30m² GEA
- BREEAM target 'Very Good'
- EPC target rating A/B



Oak House

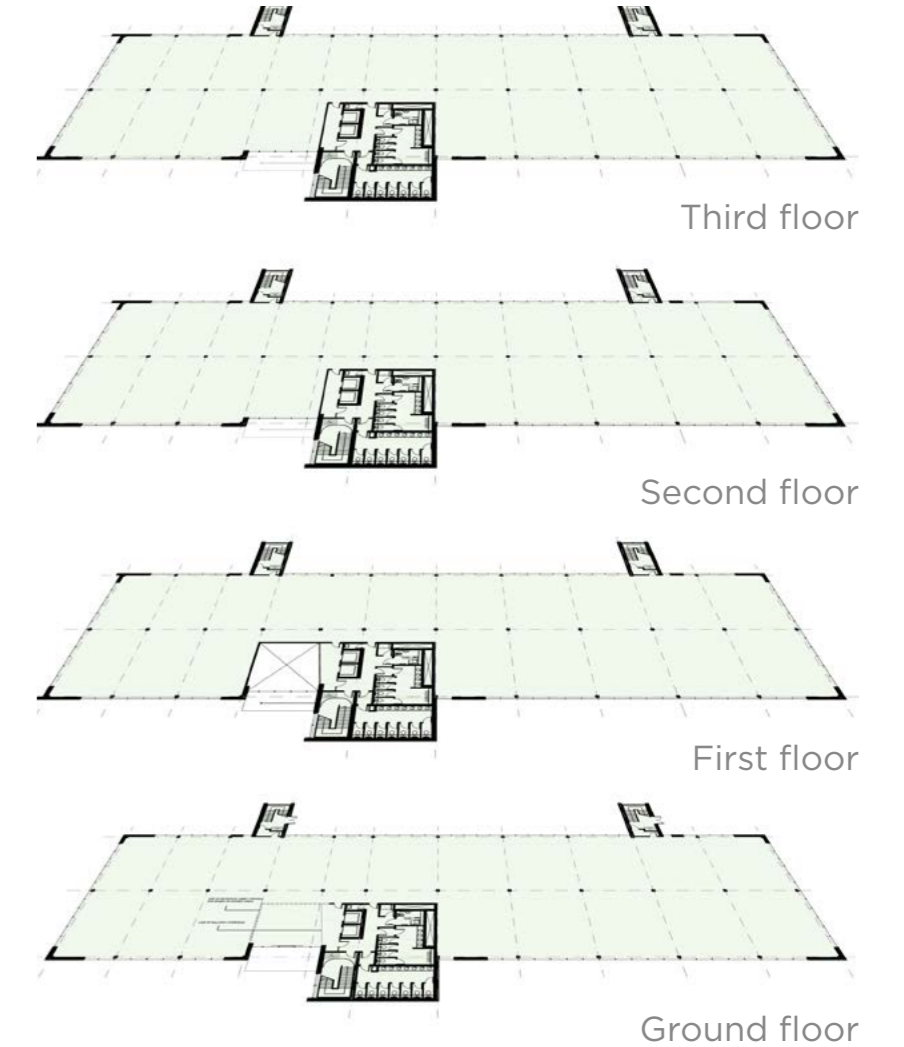
Floor Plans and Areas

Floor areas (Approximate IPMS)

Ground Floor	1,421.2m ²	15,298ft ²
First Floor	1,421.2m ²	15,298ft ²
Second Floor	1,473.4m ²	15,860ft ²
Third Floor	1,473.4m ²	15,860ft ²
Total	5,789.2m²	62,316ft²

Car parking

Parking spaces	232
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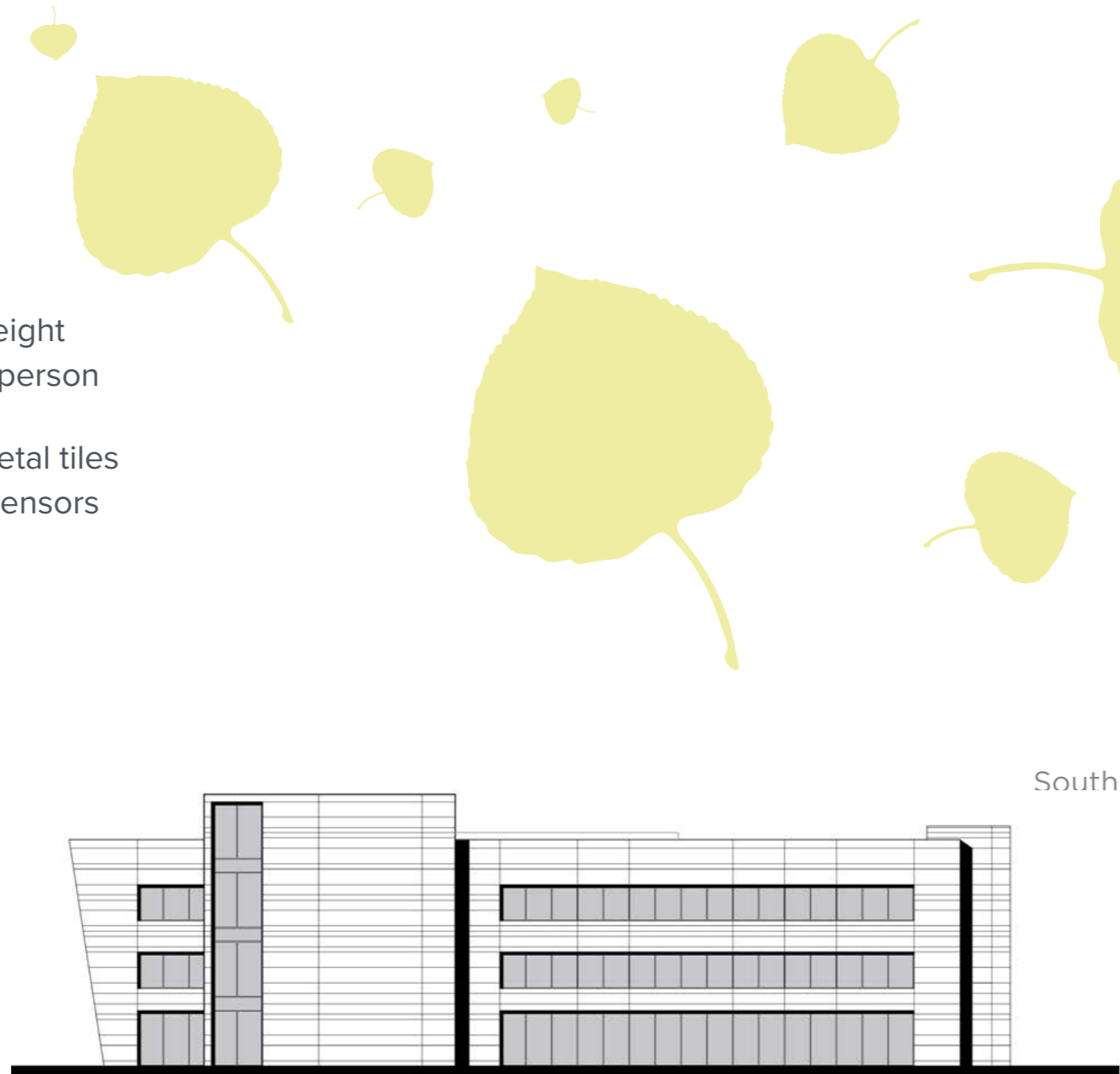
Aspen House



Aspen House

Specification

- Three pipe VRF air conditioning
- Fully accessible and carpeted raised floor – 150mm void
- 9.0m x 7.5m structural grid
- 1.5m planning grid
- 2.7m to 2.85m clear floor to ceiling height
- Designed for occupancy of 10m² per person
- Two 8 or 13 person hydraulic lifts
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- LG7 compliant LED lighting with PIR sensors
- Parking at 1:30m² GEA
- BREEAM target 'Very Good'
- EPC target rating A/B



Aspen House

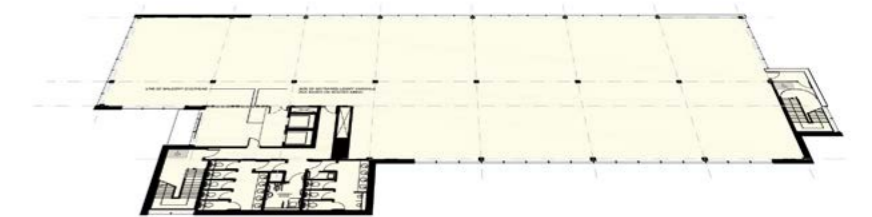
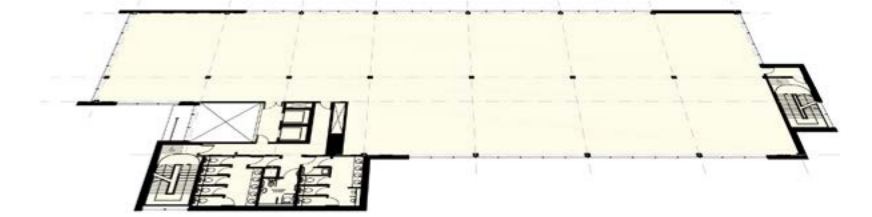
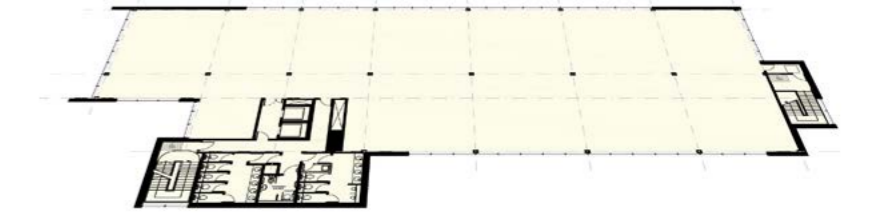
Floors and Plans Areas

Floor areas (Approximate IPMS)

Ground Floor	784.7m ²	8,446ft ²
First Floor	784.7m ²	8,446ft ²
Second Floor	805.7m ²	8,672ft ²
Total	2,375.1m²	25,564ft²

Car parking

Parking spaces	101
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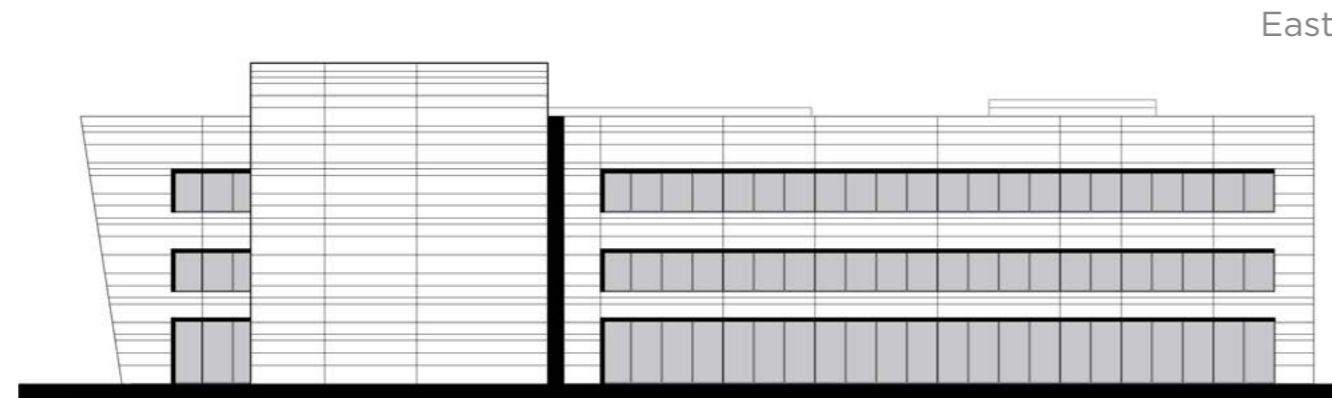
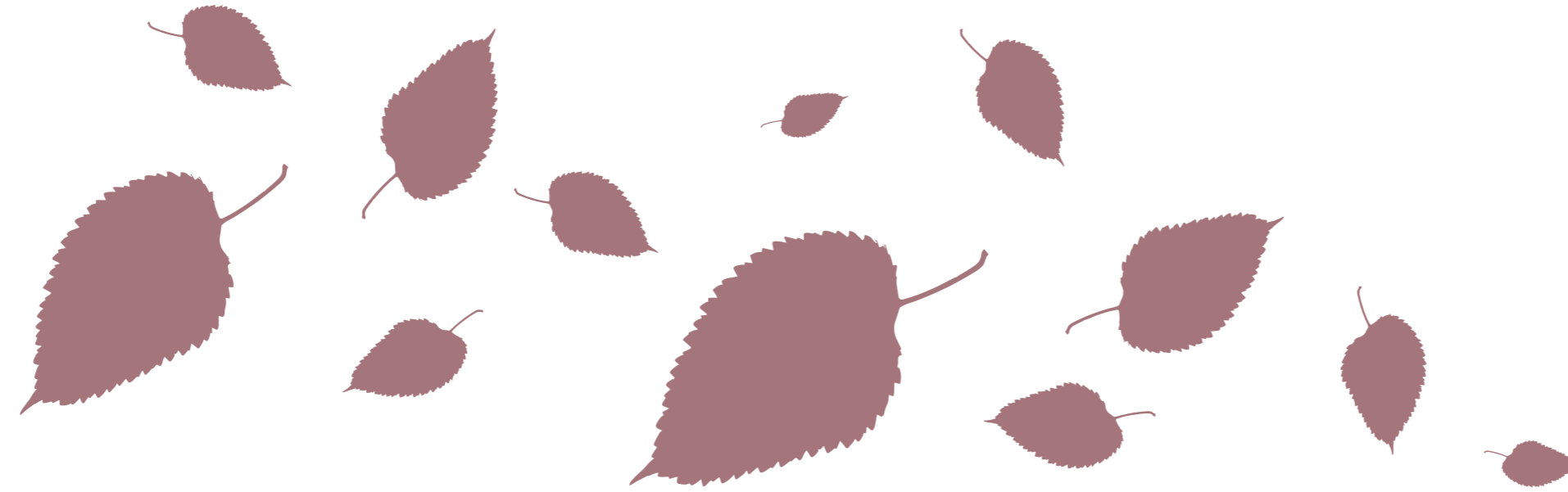
Mulberry House



Mulberry House

Specification

- Three pipe VRF air conditioning
- Fully accessible and carpeted raised floor – 150mm void
- 9.0m x 7.5m structural grid
- 1.5m planning grid
- 2.7m to 2.85m clear floor to ceiling height
- Designed for occupancy of 10m² per person
- Two 8 or 13 person hydraulic lifts
- Suspended ceiling with perforated metal tiles
- LG7 compliant LED lighting with PIR sensors
- Parking at 1:30m² GEA
- BREEAM target 'Very Good'
- EPC target rating A/B



Mulberry House

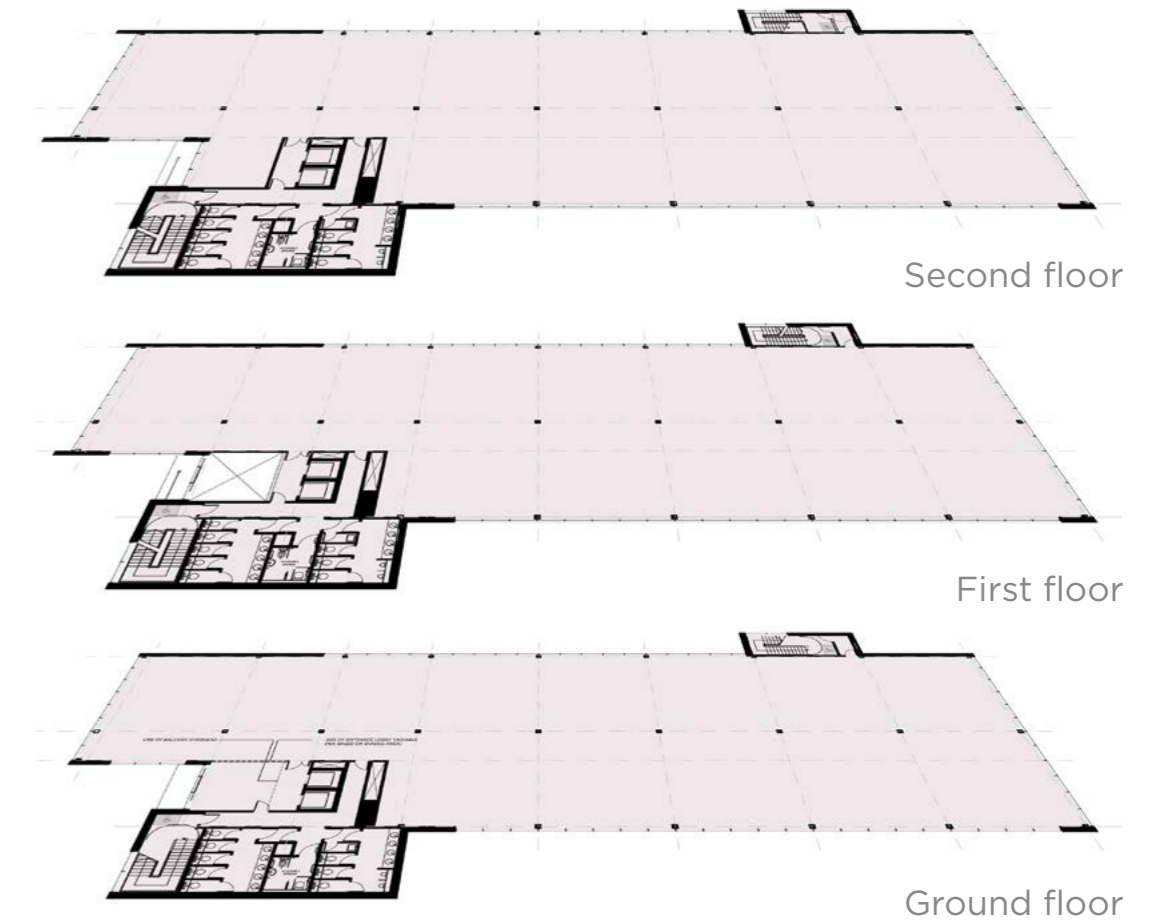
Floors and Plans Areas

Floor areas (Approximate IPMS)

Ground Floor	942.7m ²	10,147ft ²
First Floor	942.7m ²	10,147ft ²
Second Floor	963.1m ²	10,367ft ²
Total	2,848.5m²	30,661ft²

Car parking

Parking spaces	117
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Poplar House



Poplar House

Specification

- Three pipe VRF air conditioning
- Fully accessible and carpeted raised floor – 150mm void
- 9.0m x 7.5m structural grid
- 1.5m planning grid
- 2.7m to 2.85m clear floor to ceiling height
- Designed for occupancy of 10m² per person
- Two 8 or 13 person hydraulic lifts
- Suspended ceiling with perforated metal tiles
- LG7 compliant LED lighting with PIR sensors
- Parking at 1:30m² GEA
- BREEAM target 'Very Good'
- EPC target rating A/B



Poplar House

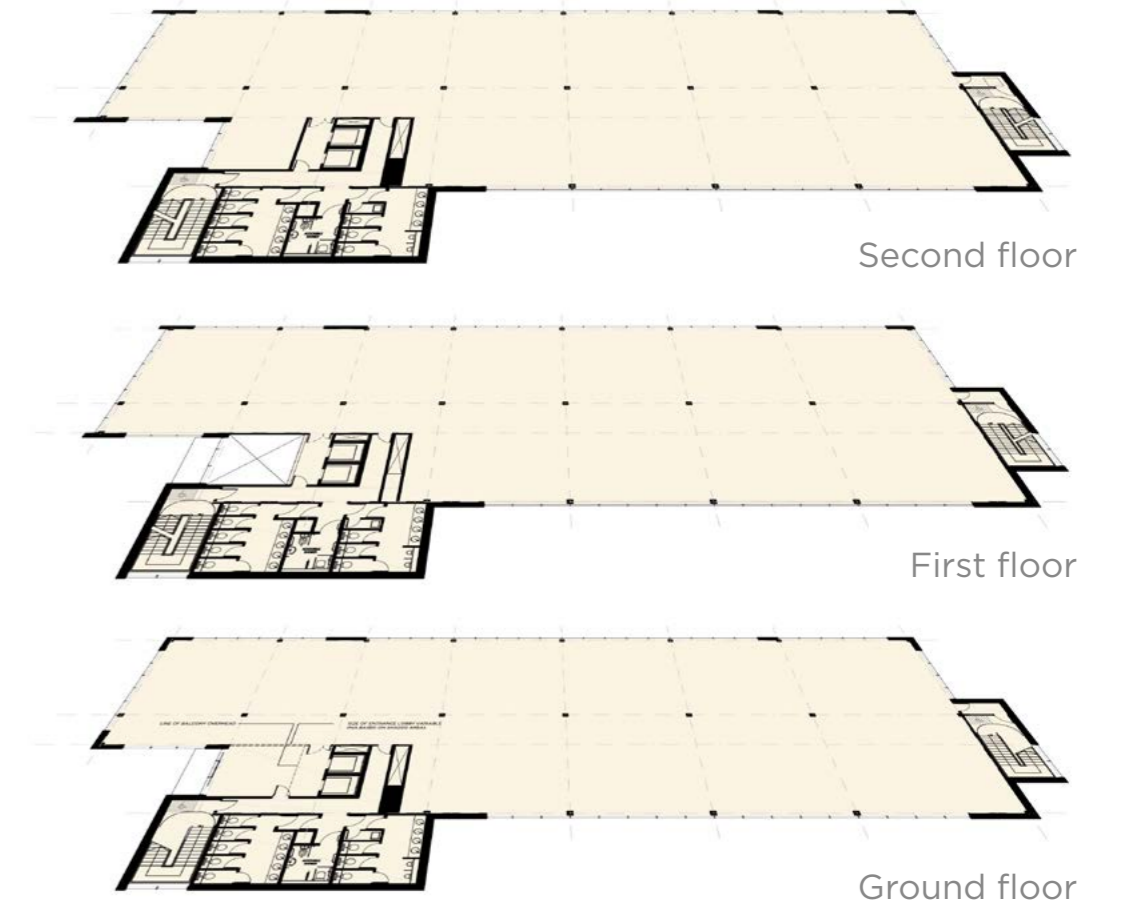
Floors and Plans Areas

Floor areas (Approximate IPMS)

Ground Floor	827.2m ²	8,904ft ²
First Floor	827.8m ²	8,910ft ²
Second Floor	848.8m ²	9,136ft ²
Third Floor	848.8m ²	9,136ft ²
Total	3,352.6m²	36,086ft²

Car parking

Parking spaces	140
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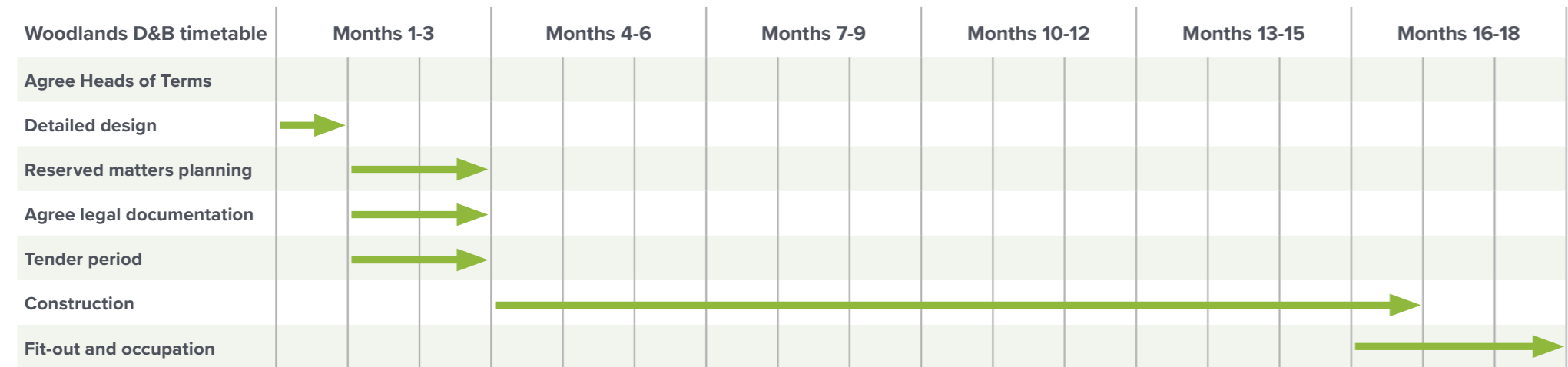
Delivering Your Building

Barwood Capital has a team of experienced consultants ready to deliver a workspace that matches your vision. With fully serviced plots available we can move quickly through detailed design and planning. Your office will be built to the highest specification with flexibility at the heart of our design and build process.

Our 5 stage programme



Programme timeline from agreement to handover



Our timeline for design and build project is 18 months; a typical industry timeline is 24-36 months.



Come and talk to us



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