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**LINFORD PAVILION | 7 SUNRISE PARKWAY | LINFORD WOOD
MILTON KEYNES | MK14 6LS**

DETACHED OFFICE/WAREHOUSE BUILDING

16,273 sq ft (5,112 m²)

FOR SALE / TO LET

- Detached headquarters office/warehouse building.
- Prime business park location.
- 45% office content and 55% warehouse/production area.
- Reception area, meeting rooms, kitchen and break-out facilities.
- Secure fenced and gated site of 1.76 acres.
- 60 car parking spaces (1:278 sq ft).
- EPC Grade C.

Description

Linford Pavilion is a detached single-storey steel framed building with elevations clad in facing brick and double-glazed curtain walling. The roof is shallow pitched, and was re-covered within the last 3 years. The minimum clear internal height to the underside of the steel frame is 3.22m and 3.90m to the underside of the roof covering.

The building represents a site coverage of only 21% of the gross site area having been developed on a large site of approximately 1.76 acres with mature landscaping to each boundary and road frontage of about 40m to Sunrise Parkway, the main estate road through the Linford Wood employment area. There are brick paved car parking and delivery areas providing 60 car parking spaces.

The internal accommodation has been subdivided by blockwork partition walls into three main areas, fitted-out with a specification as follows:-

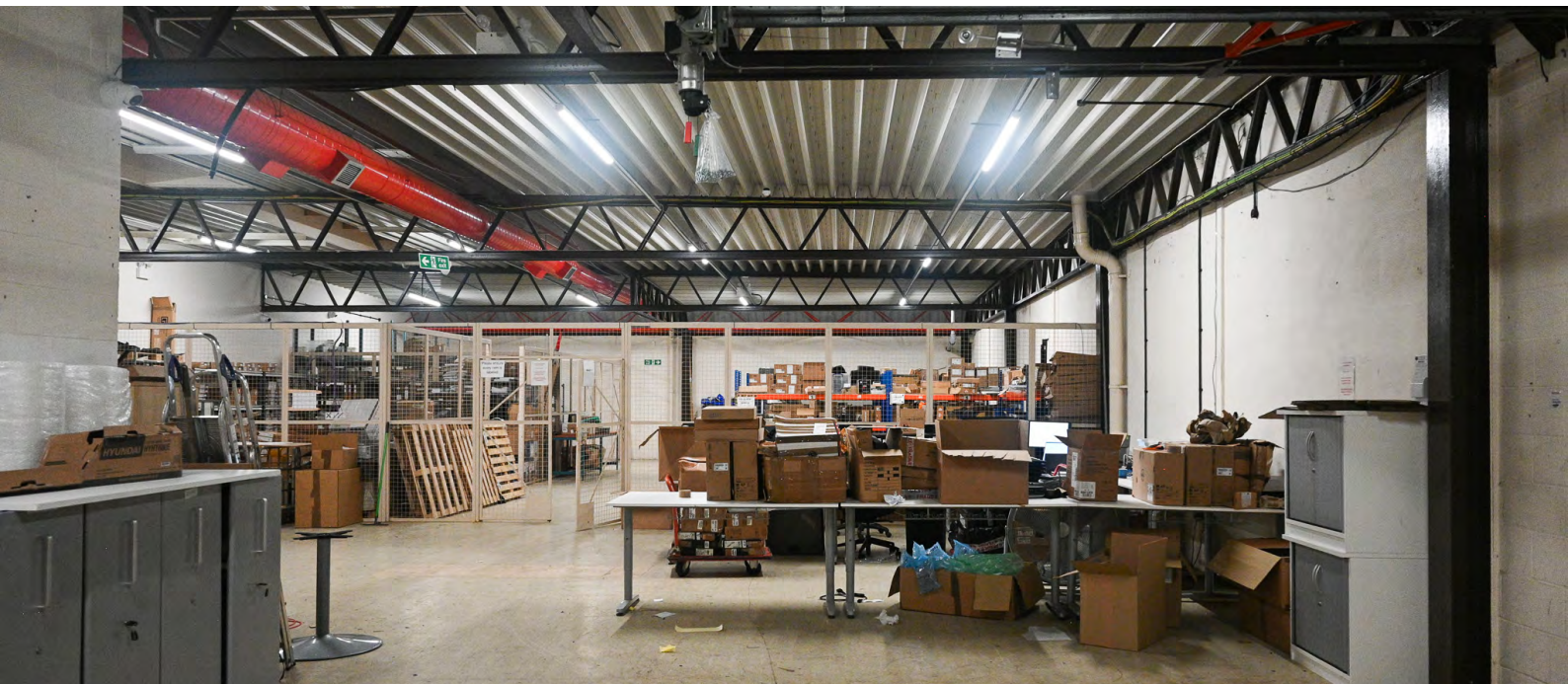
Offices – gas fired central heating to radiators, air-conditioning/cooling from ceiling mounted Mitsubishi cassette units, separate reception area, large open plan area, 8 glazed partitioned offices, Board room and a further meeting room, carpeting, suspended ceilings and modular LED light fittings, floor-to-ceiling height ranging from 3.15m-3.65m, under-floor trunking incorporating electrical sockets and data cabling, computer server room including fibre optic data connection, intruder alarm, fire alarm, electronic door entry system and CCTV.

Computer Room and Lab – air-conditioning/cooling from ceiling mounted Mitsubishi cassette units and Airedale under-floor units (decommissioned), raised floor to the computer room, 3-phase electricity supply to the computer room, perimeter electrical sockets and cable trunking.

Warehouse – 3-phase electricity supply, single service door measuring 3.7m (wide) by 3.0m (high), gas fired warm air heating system to overhead ducting (decommissioned), mechanical ventilation fans to the roof and plant room.

In addition, there are two sets of male/female toilet facilities, two kitchen areas and large break-out area/recreation room.





Highlights

- ✓ Detached headquarters office/warehouse building
- ✓ FOR SALE or TO LET
- ✓ Flexible accommodation for a range of office/warehouse/lab uses
- ✓ Secure fenced and gated site of 1.76 acres
- ✓ 60 car parking spaces (1:278 sq ft)

Terms and Tenure

The property is available to let on a new fully repairing and insuring lease for a term to be agreed, or a sale of the freehold interest with vacant possession.

Rent

£195,000 pa exclusive, payable quarterly in advance.

Sale Price

£2,600,000 exclusive.

Business Rates

Property Address	Rateable Value 2026	Estimated Rates Payable (2026/27)
Linford Pavilion 7 Sunrise Parkway	£139,000	£60,048

Floor Areas

Property Address	Gross internal floor area (m ²)	Gross internal floor area (sq ft)
Ground floor office area	698	7,515
Warehouse/production area	813	8,757
TOTAL	5,112	16,273

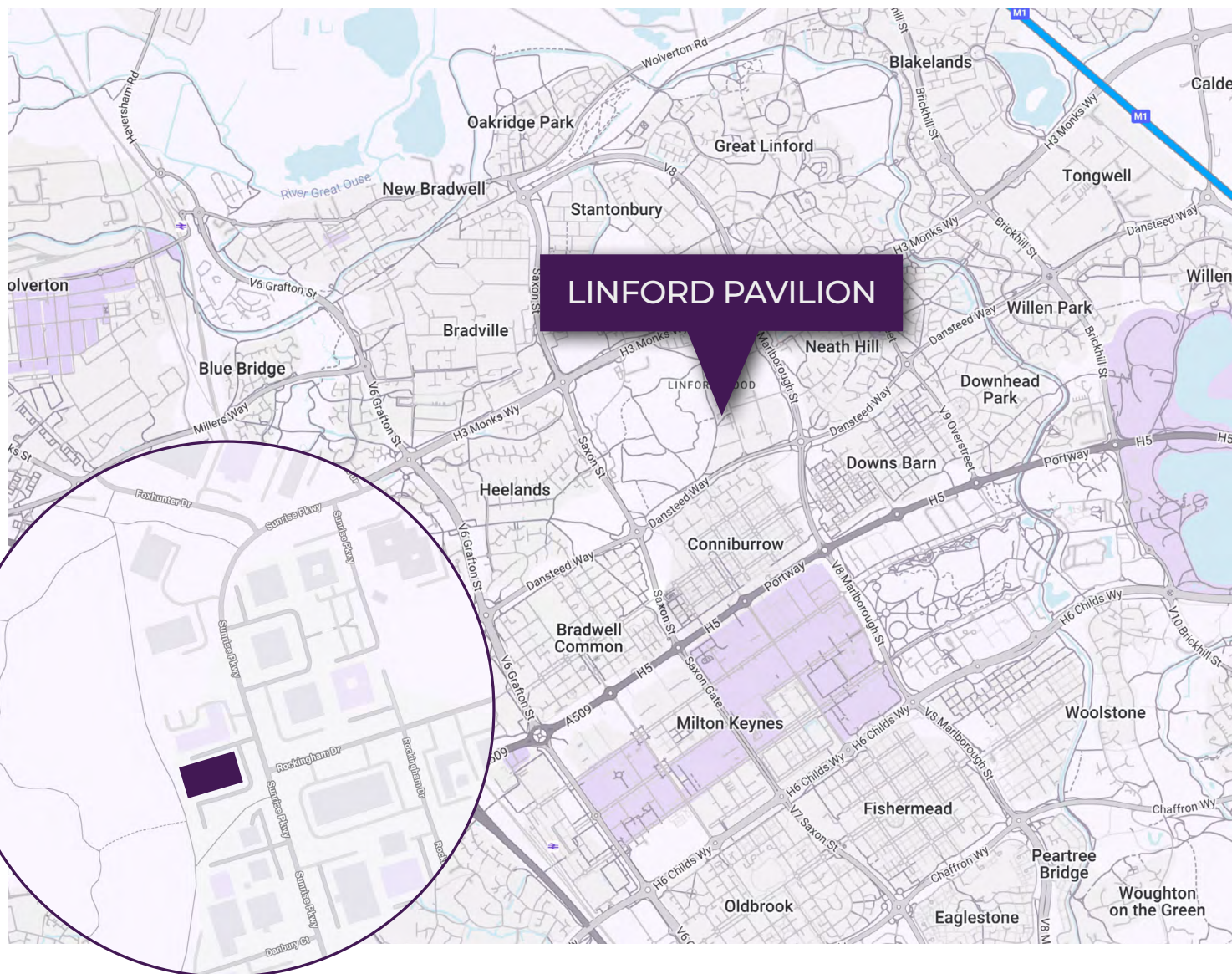
VAT

All prices and rents quoted are exclusive of VAT. Intending purchasers and tenants are advised to make their own enquiries as to the incidence of VAT or other applicable taxation for any property transaction.

Energy Performance Certificate

The property has an EPC asset rating of C(64).





Location

Linford Wood is 1.5 miles to the North of Central Milton Keynes and approximately 3 miles to the West of Junction 14 of the M1 motorway. Sunrise Parkway is accessed directly from V8 Marlborough Street and H4 Dansteed Way, two of the town's main urban "grid roads". The A5 dual carriageway is 1 mile to the East at Abbey Hill roundabout. Major occupiers in Linford Wood include UCC Coffee, Mears PLC, Cenobiologics, TalkTalk, Hughes Network Systems Europe and Tensator.

Viewing and further information:



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