



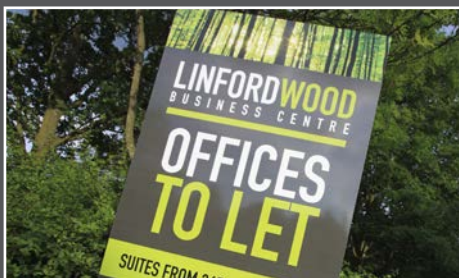
— LIBRA —
LINFORDWOOD
BUSINESS CENTRE

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



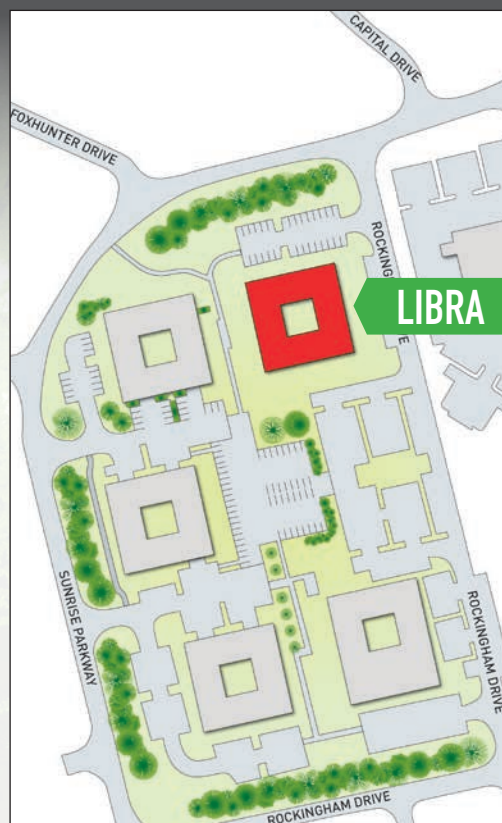
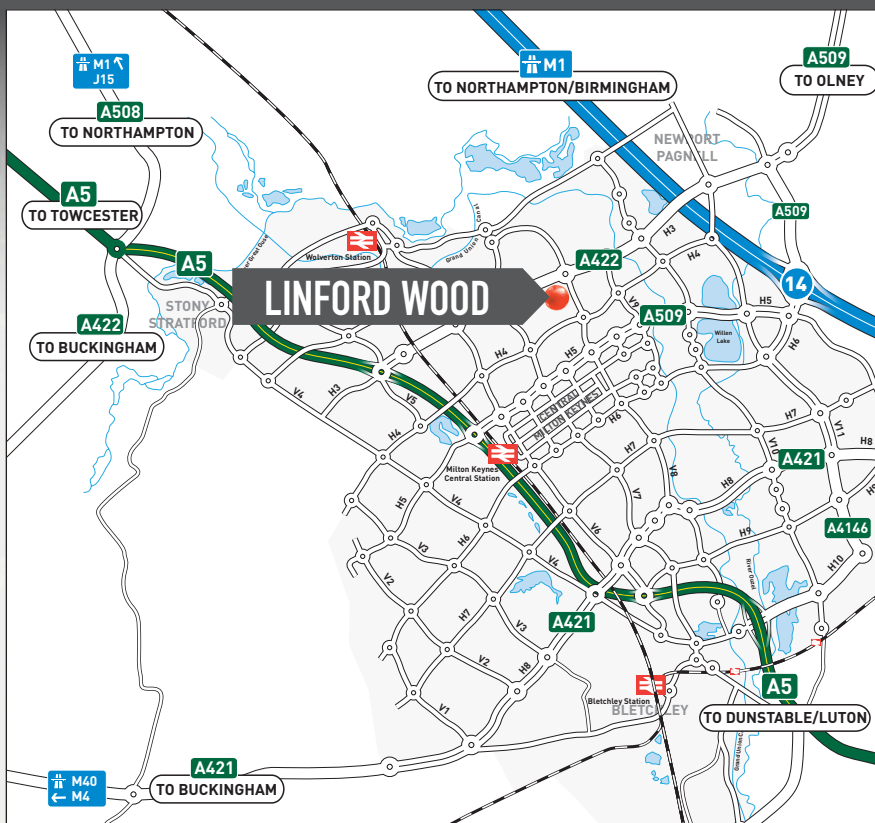
NEWLY REFURBISHED
HEADQUARTERS OFFICE BUILDING

5,729 – 23,000 sq ft (532.2 – 2,136.8m²) TO LET



- Generous tenant and visitor car parking
- Air conditioned high quality interiors
- Less than 10 minutes drive to M1 (J14)

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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 F-138.

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FEATURES INCLUDE

- Newly refurbished
- Newly installed Daikin air conditioning
- Raised floors with 70mm void
- Suspended ceilings with recessed motion sensor lighting
- New carpeting
- Generous tenant & visitor car parking

TERMS

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

VIEWING & FURTHER INFORMATION

For viewing and further information, contact the sole agents:

Jonathan Whittle



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