

# 8 DANBURY COURT

LINFORD WOOD · MILTON KEYNES · MK14 6LJ





**11,049 SQ FT** on site of 0.97 acres

**Available December 2021** 







#### **DESCRIPTION**

The property comprises a single storey pavilion style office / 'high-tech' building, with the space formerly occupied as offices and a data centre. The space will benefit from an extensive refurbishment programme.

The building sits on a self-contained site of approximately 0.97 acres, providing car parking for approximately 41 cars with the potential to create more spaces by removing the generator and soft landscaped areas. The building will be reconfigured to offer an open plan office space as well as new WCs and kitchen. An applicant will be able to determine some of the final fixtures and fittings if requested.



**GOOD ONSITE PARKING** 



PERIMETER TRUNKING



**CENTRAL HEATING** 

## ACCOMMODATION Net Internal Area (NIA)

### **TENURE**

Available by way of a new lease.

### RENT

£200,000 per annum.

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#### LOCATION

The property is situated in Linford Wood East, a principal employment area in approximately 1 mile to the north of Central Milton Keynes (CMK). The property is superbly located for easy access to CMK and major transport communications, with a number of major occupiers located in Linford Wood including Sodexho, Panasonic, Kuehne + Nagel and BP Chargemaster.

The property occupies a prominent corner position fronting Sunrise Parkway accessed from Dansteed Way (H4), which also links through to V8 Marlborough Street.

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A	TRAVEL		
	CMK	1.3 miles	5 mins
	M1 (J14)	3 miles	6 mins
	A5	1.8 miles	4 mins
	<b>★</b> London Euston		33 mins
	→ Birmingham Nev	v St	51 mins
	- Diffilligham Nev	V 00	בווווו וט

















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#### VAT

Unless otherwise stated all prices and outgoings are exclusive of VAT.

#### **EPC RATING**

To be re-assessed.

#### **VIEWING**

Strictly through the sole agent.



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#### Misrepresentation Notice

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