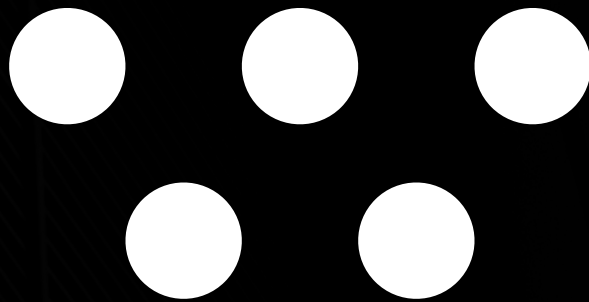


wavendon  
business park



enigma

# welcome

Set in an elevated position to the south east of Milton Keynes, with over 16 acres of well-landscaped grounds, Wavendon is in a stunning and easily accessible location.

The park comprises of four modern, high-quality detached office buildings that sit at the centre of the scheme. It offers a secure and private campus environment for any business, with excellent car parking.

## KEY

- 1. enigma
- 2. wavendon tower
- 3. cobra
- 4. turing
- 5. victory



## HERITAGE

The Park is set around Wavendon Tower, a large former country house, which was used by the intelligence services during the Second World War, most famously for the broadcast of 'black' propaganda into occupied Europe.

The Park celebrates its wartime history with the buildings named after Alan Turing's Bombe code-breaking machines based at Bletchley Park. The Bombes were designed to speed up the breaking of Enigma Keys.



## PRESENT

Today, Wavendon Business Park, positioned at the heart of the Oxbridge Growth corridor, has attracted a host of exciting multinational companies.

The spirit of its code-breaking past remains with occupiers appreciating the value of this idyllic setting for attracting and retaining talent.

**"A UNIQUE AND IDYLIC SETTING AT THE HEART OF THE GROWTH CORRIDOR"**

**UNISYS** 

 **DXC.technology**

 **SECURITAS**



# wellbeing unlocked

Wellbeing is at the heart of the business park, with its green working environment to new onsite amenities including a new café, table tennis, boules, and exercise routes within the grounds.

Yoga class



Proposed cafe



1. Cafe\*
2. Table tennis
3. Boules
4. Cycle storage
5. Boot camp
6. Yoga



\*Subject to planning consent



exciting  
new  
intelligent  
green  
modern  
agile

20,000 SQ FT OF  
CONTEMPORARY  
NEW WORKSPACE  
IS AVAILABLE  
AT ENIGMA.



**The ground floor is available comprising 20,297 sq ft which can be occupied as whole or individual wings of c.10,000 sq ft.**

The space benefits from excellent natural light owing to the well configured open plan floor plate, with inherent flexibility to be able to provide for a range of occupiers' needs.

The building extends to 39,212 sq ft arranged over ground and first floors across two wings. The property is undergoing a comprehensive refurbishment including a new co-working reception area and external enhancements. The first floor has been pre-let to Unisys, a global information technology company.



New air conditioning



New metal tiled ceilings



New LED lighting



Remodelled reception and breakout area



Showers



Bike storage



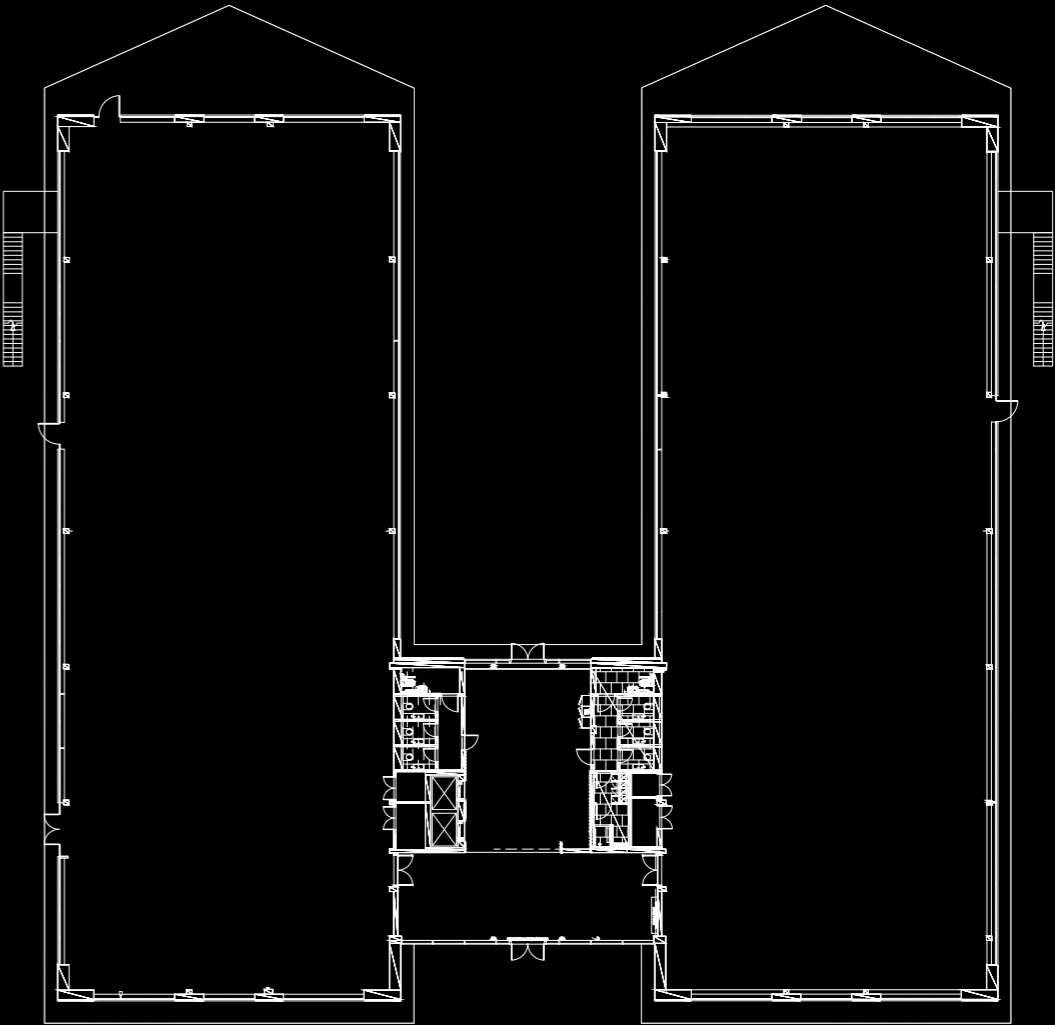
Electric car charging points



Excellent parking allocation of approx. 1:225 sq ft



Target BREEAM - Very good. Target EPC - A.



**AVAILABILITY**

FIRST FLOOR LET TO UNISYS

GROUND FLOOR 20,297 SQ FT



Co-working reception to meet and create in an informal setting



Completed 1st floor refurbishment



Artists impression of Enigma's interior

## THE HEART OF THE GROWTH CORRIDOR

Milton Keynes is located in The Golden Triangle, a highly strategic position between London, Birmingham, Oxford and Cambridge.

The City is a powerhouse consistently ranked at the top of economic benchmarking surveys, with a thriving business base from innovative

start-ups to leading global companies choosing to locate here. With significant population, employment growth and high levels of productivity, the talent pool continues to expand with a fast-growing concentration of knowledge intensive businesses.







Milton Keynes sits in the centre of the UK's growth corridor



Highest percentage growth in jobs (29.19%) of any city between 2010 and 2016



Population growth is forecast to continue, and is set to exceed 300,000 by 2027



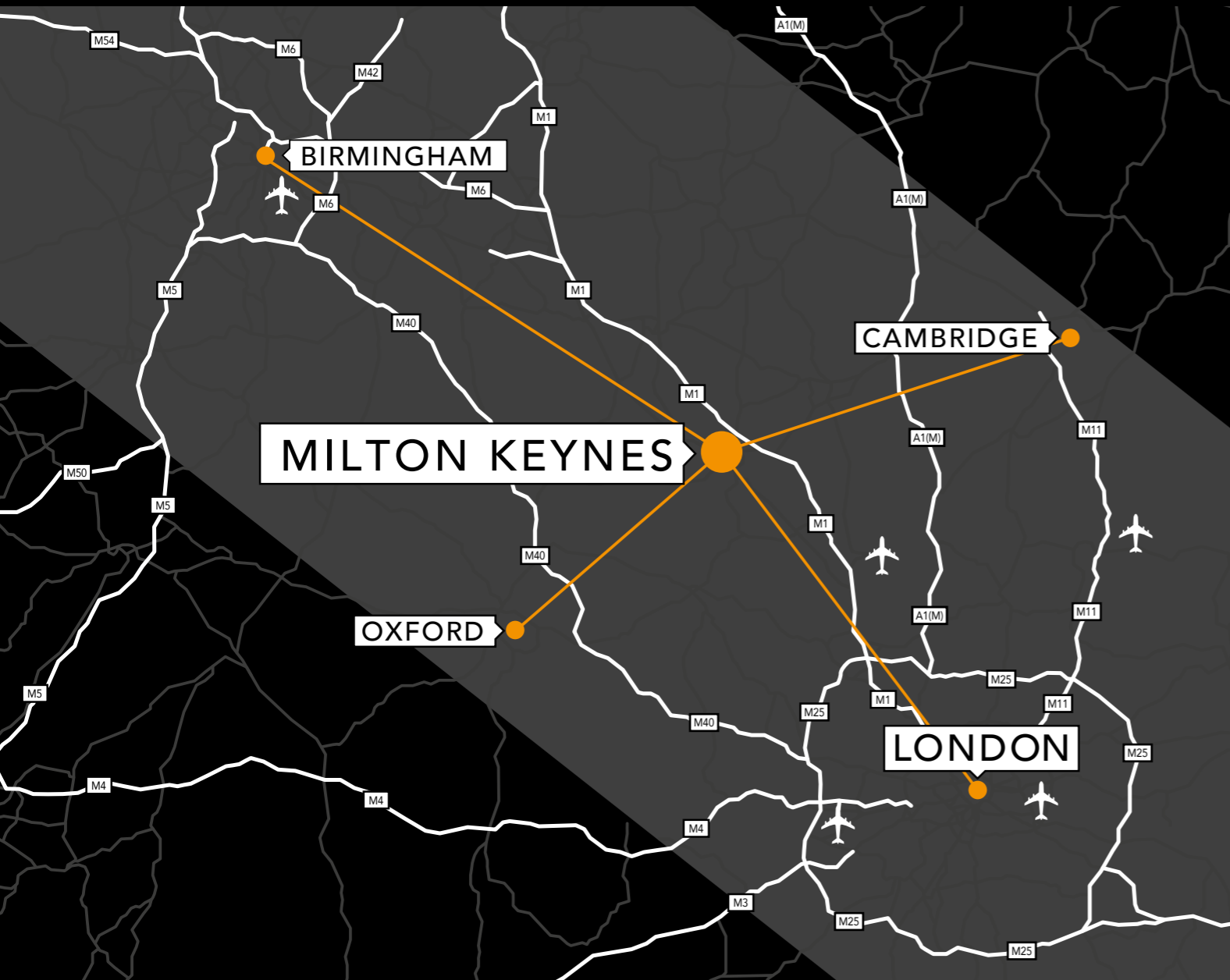
Milton Keynes has been one of the fastest growing cities in the UK



New road and rail routes are proposed across the Cambridge - Milton Keynes - Oxford arc



4th highest GVA per worker in the UK and the 4th highest weekly workplace earnings



01 / XSCAPE



02 / WILLEN LAKE

# transport



## FIND US

Wavendon Business Park,  
Wavendon,  
Milton Keynes,  
MK17 8LX

**WHETHER BY ROAD, RAIL  
OR AIR, WAVENDON OFFERS  
UNRIVALLED TRANSPORT OPTIONS:**



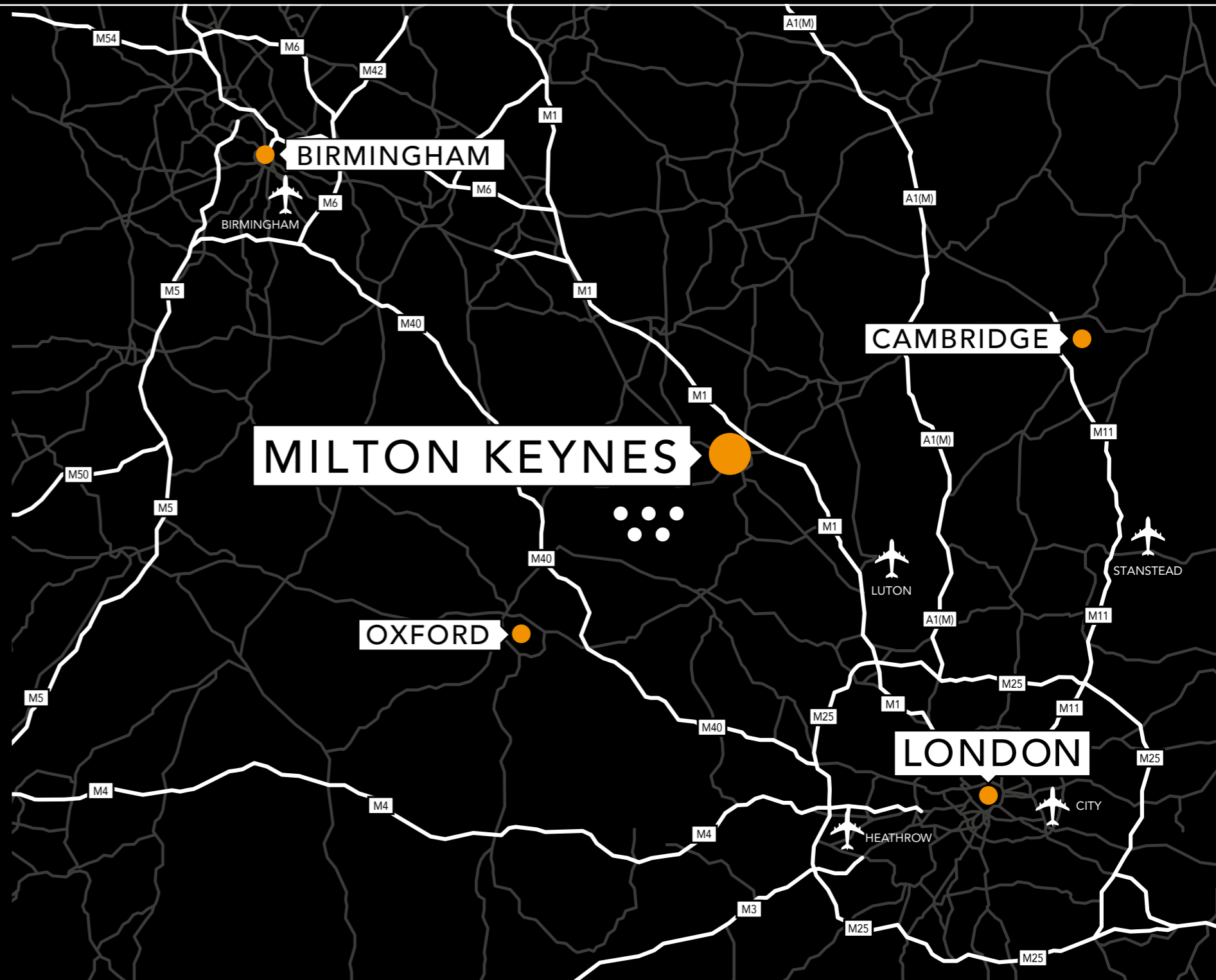
	Distance (miles)	Time (mins)
M1 J13 to Wavendon	5	10
M1 J14 to Wavendon	4	9

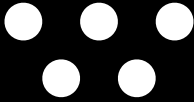


Wavendon to Bletchley station	5	12 (drive)
London Euston to Bletchley station	49	40 (direct)
Wavendon to Milton Keynes station	5	14 (drive)
Milton Keynes to London Euston station	53	33



Wavendon to Luton Airport	22	35
Wavendon to Stansted Airport	51	1hr 20
Wavendon to Heathrow Airport	51	1hr
Wavendon to Birmingham Airport	59	1hr 15





**WAVENDONBUSINESSPARK.COM**

**Lambert  
Smith  
Hampton**

**bray  
fox  
smith**

**Ryan Dean**

T: 07970 379054  
E: RDean@lsh.co.uk

**James Shillabeer**

T: 07824 663594  
E: jameshillabeer@brayfoxsmith.com

**Tom Harker**

T: 07702 884405  
E: THarker@lsh.co.uk

**Ian Leather**

T: 07860 612242  
E: ianleather@brayfoxsmith.com

M&G Real Estate supports the Code for Leasing Business Premises in England and Wales 2007, produced by The Joint Working Group on Commercial Leases. Follow the Lease Code at [www.commercialleasecode.co.uk](http://www.commercialleasecode.co.uk). Small Business? For free help on negotiating a lease see [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk)

**Misrepresentation Act:** Whilst the statements contained in these particulars are given in good faith and as a general guide to the property they do not form any part of an offer or contract. Neither the vendor, lessor, or any person in the employment of Bray Fox Smith or Lambert Smith Hampton has any authority to make or give any representation or warranty whatsoever in relation to this property. Interested parties must satisfy themselves by inspection or otherwise as to the correctness of these particulars. June 2019