

**linford**  
**wood**

MK



Business Park

**scorpio**

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

[www.lwbp.co.uk](http://www.lwbp.co.uk)

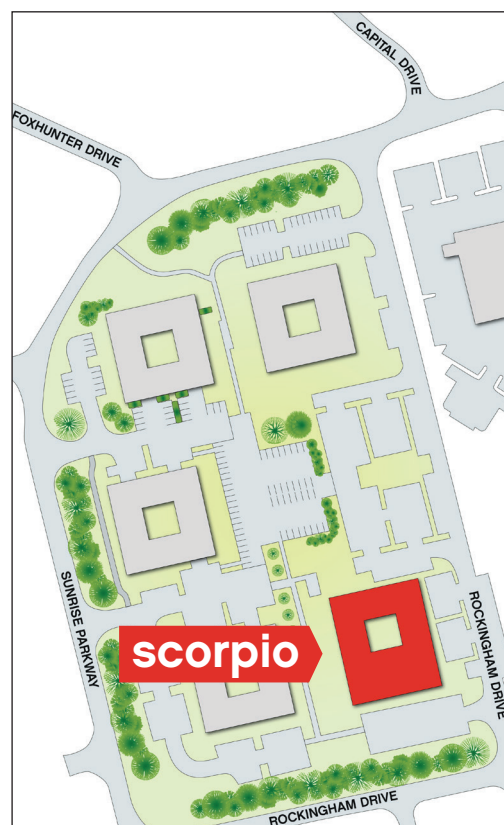
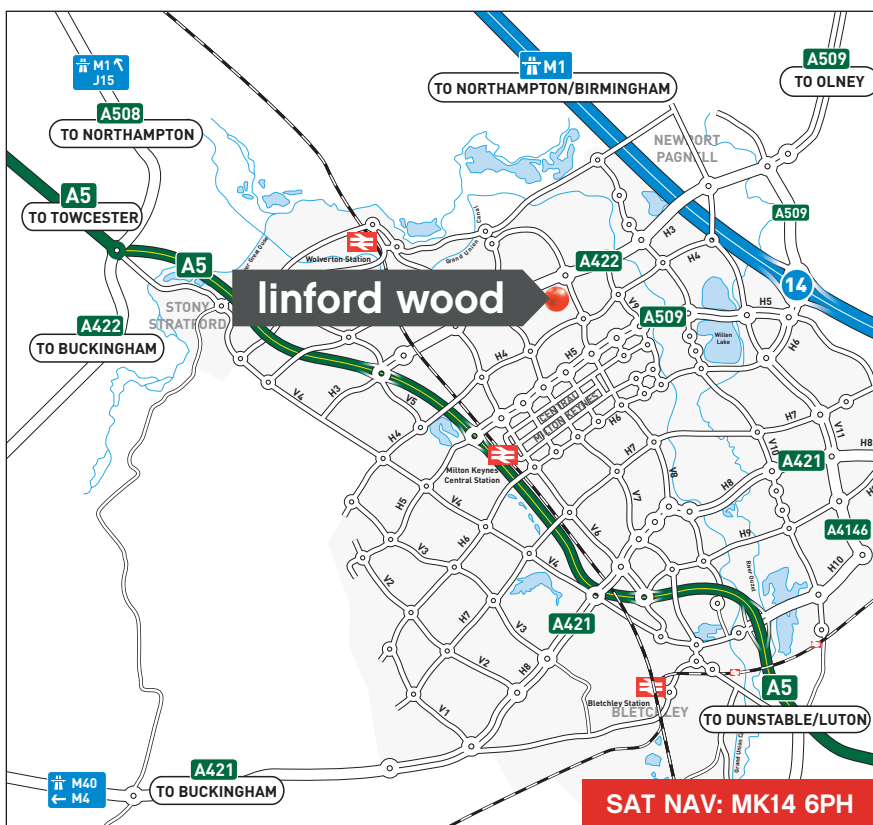


**newly refurbished headquarters  
office building to let**

**27,140 sq ft (2,521m<sup>2</sup>)**



- Generous tenant and visitor car parking
- Spacious contemporary offices with excellent natural light
- Less than 10 minutes drive to M1 (J14) • Less than 2 minutes drive to Centre MK



## 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 will have an EPC rating of 'C' based on planned refurbishment work.

## terms

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

### Misrepresentation Notice

Louch Shacklock for themselves and for the Vendors or Lessors of this property whose agents they are give notice that: These particulars do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition, contamination and necessary permission for use and occupation and other details contained herein are for general guidance only and prospective purchasers, or tenants, should not rely on them as statements or representation of fact and must satisfy themselves as to their accuracy. Neither Douglas Duff nor their employees or representatives have any authority to make or give any representation or warranty or enter into any contract in relation to the property. Rents and prices quoted in these particulars are subjected to VAT unless specifically stated otherwise. The reference to any mechanical or electrical equipment or other facilities of the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function and prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements. 05.18.

## features include

- Spacious contemporary offices with excellent natural light
- New Mitsubishi VRF heating / cooling system
- Raised floors with 70mm void
- Suspended ceilings with recessed LED lighting
- New carpeting
- Generous tenant & visitor car parking
- Refurbished kitchens & WCs

## viewing & further information

For viewing and further information, contact the Estate Office:

Greg Norman



BAUER GROUP

01908 90 40 50

Alternatively, please contact the joint sole agents:

Holly Dawson

Jonathan Whittle



01908 202 190

bidwells.co.uk

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louchshacklock.com

jonathan@louchshacklock.com

SUITE	SIZE (SQ FT)	SIZE (SQ M)	RENT (£/PAX)	SERVICE CHARGE (£/PAX)	TOTAL (£/PAX)
F02	465	44	11,500	1,535	13,035
F07	222	21	5,000	733	5,733
F08	632	59	13,904	2,086	15,990
F09	334	32	8,000	1,102	9,102
F11	625	58	13,750	2,062	15,812
F12	478	45	10,550	1,577	12,127
F17	429	40	9,000	1,416	10,416
F20	413	38	9,250	1,363	10,613
F21	578	54	12,750	1,907	14,657

Flexible combined accommodation packages available (subject to unit availability). Prospective occupiers are advised to check the rates payable by contacting the Local Rating Authority, Milton Keynes Council on 01908 691691.

**Enquiries**

Kelly Bowman  
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[Kelly.bowman@bidwells.co.uk](mailto:Kelly.bowman@bidwells.co.uk)

**FIRST FLOOR SCORPIO  
LINFORD WOOD BUSINESS PARK  
MILTON KEYNES  
TO LET**