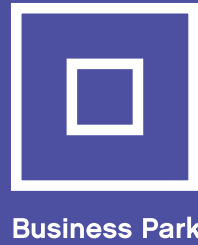


linford<sup>MK</sup>  
wood



libra

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

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

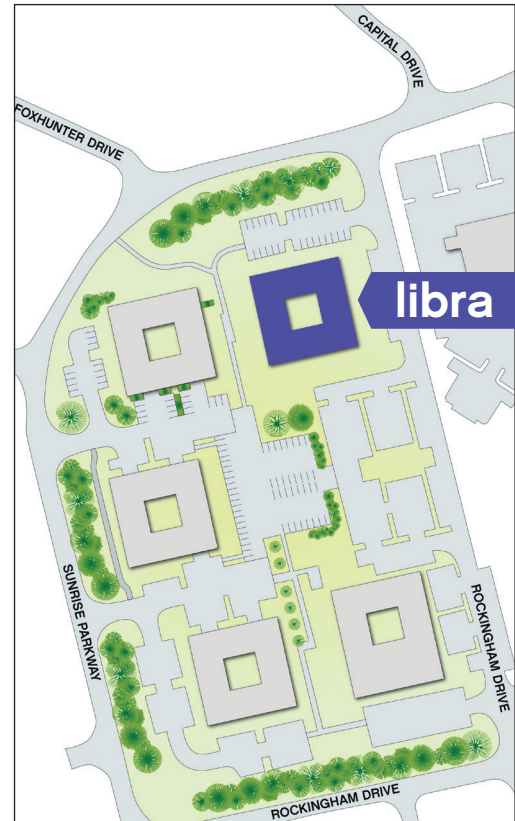
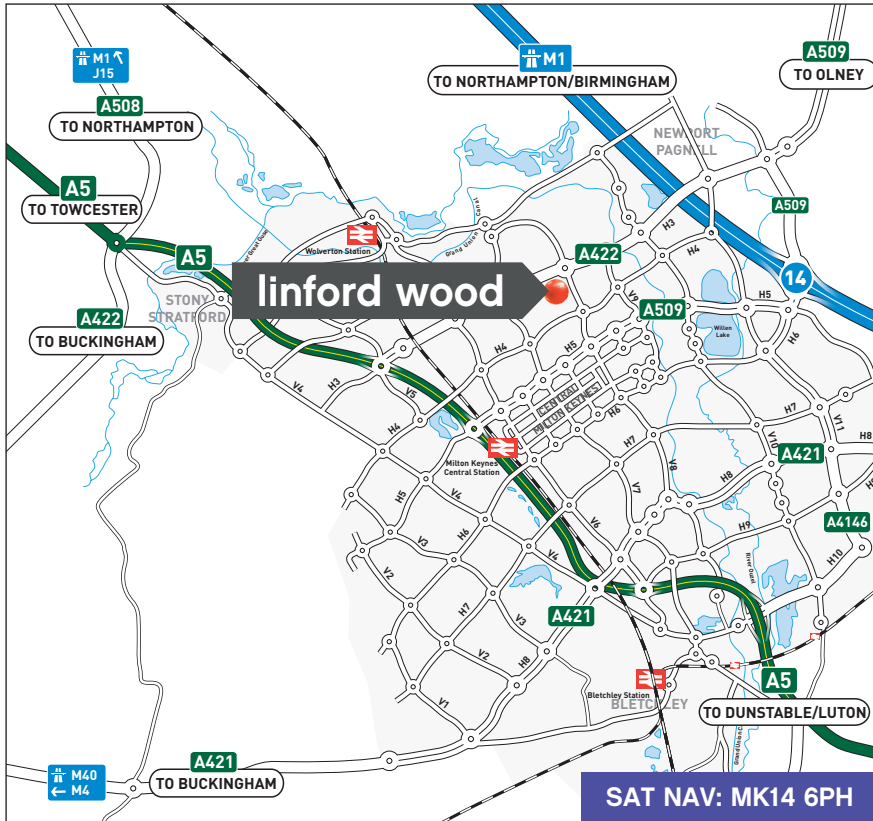


newly refurbished headquarters  
office building to let

5,729 - 11,457 sq ft (532.2 - 1,064.4m<sup>2</sup>)



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



## 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 C-61.

## terms

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

### Misrepresentation Notice

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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
- Fob access control system with intercom

## 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



[holly.dawson@bidwells.co.uk](mailto:holly.dawson@bidwells.co.uk)



[jonathan@louchshacklock.com](mailto:jonathan@louchshacklock.com)