



Linford Wood

BUSINESS PARK

LINFORD WOOD • MILTON KEYNES • MK14 6LS



A prominent office park within one of Milton Keynes' most established business locations.

191 – 25,553 sq ft



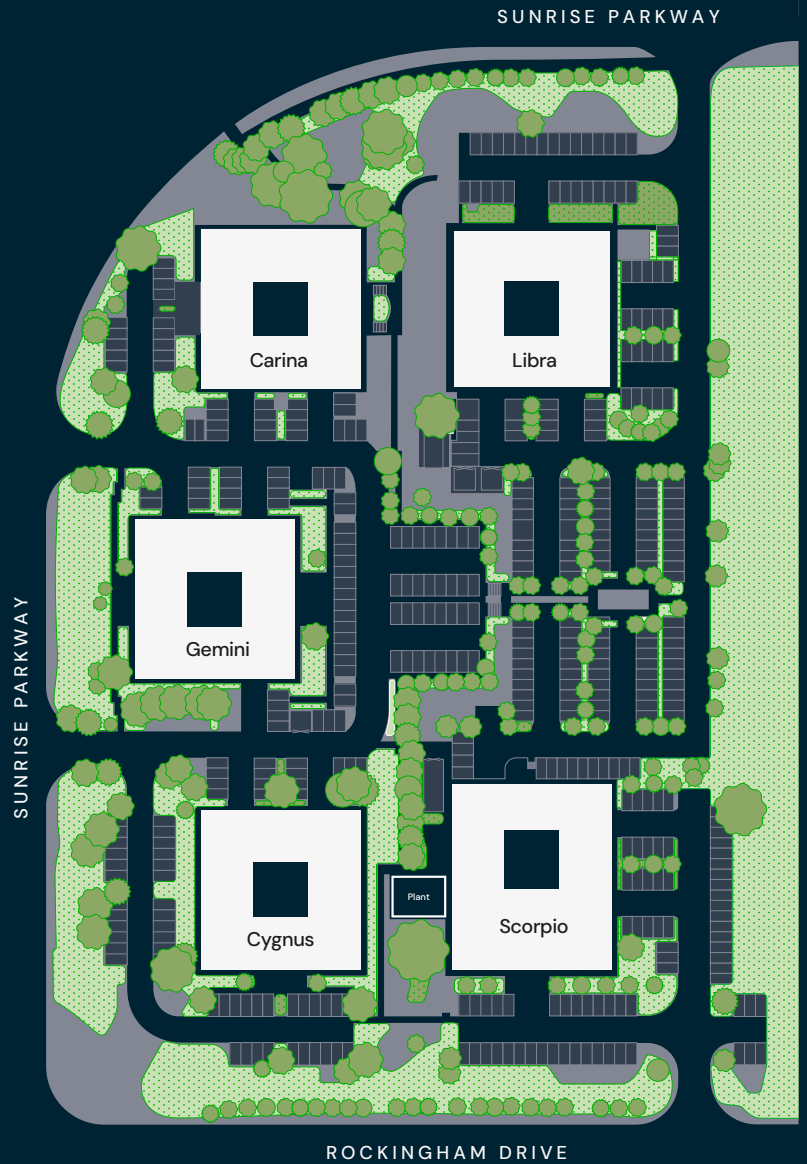
Flexible Offices

in a landscaped business setting

Set within mature, leafy surroundings, Linford Wood Business Park offers an attractive working environment with woodland walks and outdoor spaces nearby.

The landscaped grounds of the park provide contemporary office space ranging from small all-inclusive offices from 191 sq ft suitable for start-up companies through to two-storey detached offices of 25,553 sq ft for a standalone HQ property. The accommodation provides bright, modern workspace with suspended ceilings and LED lighting, air conditioning, refurbished kitchen facilities and modern reception areas, and further benefit from on-site management, shared courtyards and ample on-site parking.

Flexible lease terms allow businesses the opportunity to grow within this well-established Milton Keynes office location.



All-inclusive flexible licences available at Scorpio



Spacious contemporary offices with excellent natural light



Mitsubishi VRF heating / cooling system



Generous tenant & visitor parking



Suspended ceilings with recessed LED lighting



Secure offices with 24/7 access and intercom for visitors

Perfectly Positioned

at the heart of the Oxford-Cambridge Arc

Milton Keynes is one of the UK's fastest growing cities and a key commercial centre within the Oxford-Cambridge Arc. As the centre point between London, Birmingham, Oxford and Cambridge, this extraordinary connectivity affords direct access to a population of 18 million within a 1 hour drive time.

The city benefits from excellent road connections being adjacent to the M1 (Junction 14) which links to the M25 (Junction 21/21A) to the south.

A thriving commercial hub, Milton Keynes offers a strong and expanding labour force alongside an excellent range of retail, leisure and sporting facilities, making it an attractive location for both businesses and employees.

35 mins

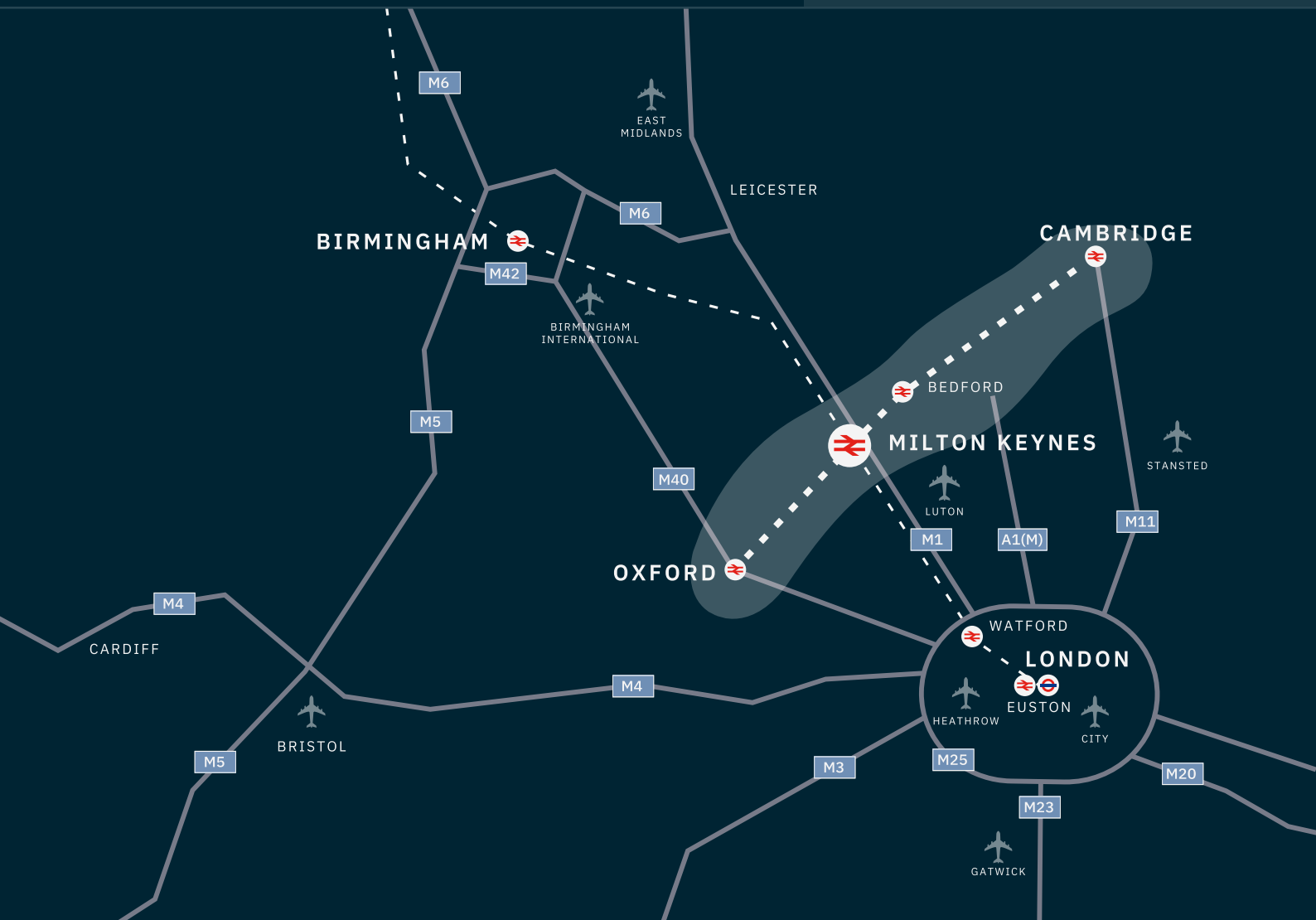
direct rail to London Euston

264,000+

Population

190,000

Jobs across the local economy



Established Location

well served by local amenities

Linford Wood is one of the most established office campus locations in Milton Keynes, situated approximately one mile north of the city centre within an attractive landscaped environment.

The area is home to a number of major regional headquarters including Motor Insurers' Bureau, Panasonic and Kuehne + Nagel. Junction 14 of the M1 motorway and Central Milton Keynes railway station are both accessible within a 10 minute drive, providing excellent connectivity by road and rail.

Local amenities including a Costa, McDonald's, and independent café, Co-op store, BP petrol station and Novotel Hotel are within walking distance, while Central Milton Keynes offers an extensive choice of shops, restaurants and leisure facilities just a short drive away.

4 miles

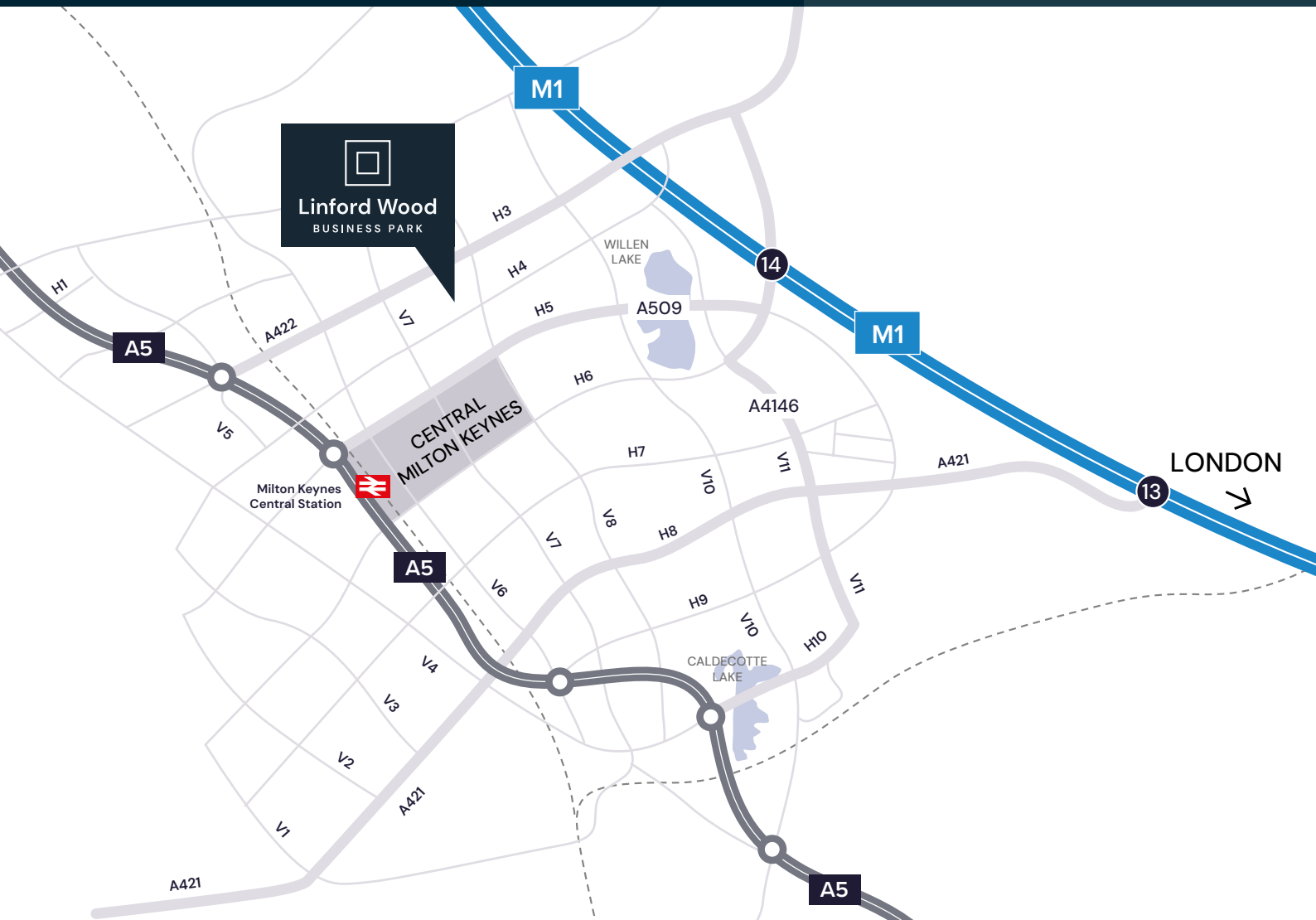
to M1 Junction 14

76%

employment rate among residents aged 16–64

£16.2bn

annual economic output (GVA)





Linford Wood
BUSINESS PARK

Carina



1,544 – 4,791 sq ft

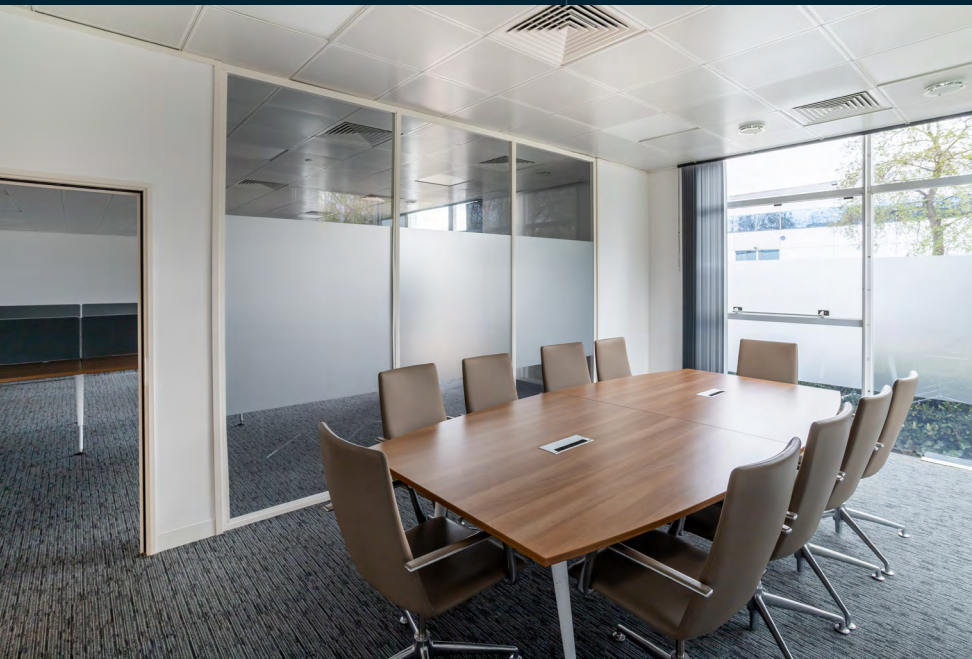
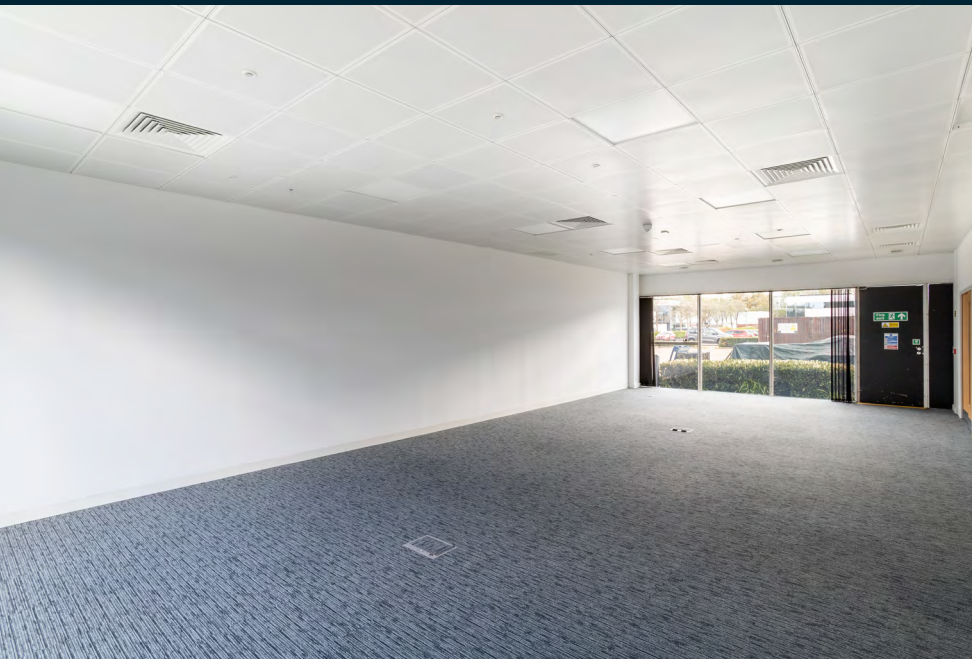
143 – 445 sq m



Carina provides spacious cost-effective modern office accommodation set in the mature landscaped grounds of Linford Wood Business Park.

Arranged over ground and first floor levels, the building provides excellent natural daylight levels via a shared central courtyard alongside air conditioning, LED lighting and a mix of raised floors and perimeter trunking. Many suites offer private meeting rooms and kitchenettes with all benefiting from secure 24/7 access with visitor intercom.

Externally the property benefits from onsite management, landscaped grounds, and generous free parking allocations, with ample overflow parking for staff and visitors located on the estate.



Mitsubishi VRF heating / cooling system



Spacious contemporary offices with excellent natural light



On site management



Suspended ceilings with recessed LED lighting



Generous tenant & visitor parking



Secure offices with 24/7 access and visitor intercom



Landscaped business campus location



Linford Wood
BUSINESS PARK

Gemini



12,772 – 25,553 sq ft

1,187 – 2,374 sq m



Gemini is about to undergo full refurbishment and offers a unique opportunity for bespoke modern accommodation tailored to an occupier's requirements. Currently a detached two storey office property, the large 12,000 sq ft floorplates set around a central courtyard can provide adaptable space as either Grade A offices or a hybrid light industrial/office building. Gemini is therefore suited to a wide variety of uses from traditional office occupiers to technology and light manufacturing/assembly and laboratory occupiers.

Arranged over ground and first floor levels, the building offers excellent natural daylight levels alongside suspended ceilings, full access raised floors and LED lighting. The proposed refurbishment includes HVAC air conditioning, refurbished WCs, and landscaped courtyard.

Externally the property benefits from onsite management, landscaped grounds, and generous free parking allocations, with ample overflow parking for staff and visitors located on the estate.



Bespoke refurbishment opportunity



HVAC air conditioning



On site management



Suspended ceilings with recessed LED lighting



Generous tenant & visitor parking



Large floorplates of 11,000 sq ft



Spacious contemporary offices with excellent natural light



Linford Wood

BUSINESS PARK

Scorpio



191 – 3,606 sq ft

18 – 335 sq m



Scorpio provides spacious refurbished contemporary offices available on all-inclusive flexible terms set in the mature landscaped grounds of Linford Wood Business Park.

Arranged over ground and first floor levels, the building offers a bright and vibrant space to work, offering air conditioning, LED lighting and raised floors, and 24/7 access with visitor intercom. The building provides a modern reception space, refurbished kitchen and break out areas, a bookable meeting room and 1GB broadband as standard, with furnished options available on request.

Externally the property benefits from onsite management, landscaped grounds and generous free parking for staff and visitors.



Mitsubishi VRF heating / cooling system



Spacious contemporary offices with excellent natural light



1GB high-speed broadband



Suspended ceilings with recessed LED lighting



Generous tenant & visitor parking



Secure offices with 24/7 access and visitor intercom



Bookable meeting room



Linford Wood

BUSINESS PARK

Information available through the joint agents:



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ADDRESS	SUITE	SIZE		QUOTING RENT (£/PAX)	STATUS	EPC RATING
		SQ FT	SQ M			
Carina						
Ground Floor	GB	1,575	146	£25,988	AVAILABLE	B 48
	GC	3,637	338	£60,010	AVAILABLE	
	GD	1,544	143	£25,476	AVAILABLE	
First Floor	F1	3,578	332	£59,037	AVAILABLE	
	F2	4,791	445	£79,052	AVAILABLE	
Gemini						
First Floor	F2	777	72	£15,152	AVAILABLE	B 40
	F3	2,787	259	£54,347	AVAILABLE	
	F4	312	29	£6,084	AVAILABLE	
	F5	321	30	£6,260	AVAILABLE	
	F6	556	52	£10,842	AVAILABLE	
	F9	702	65	£13,689	AVAILABLE	
	F11	297	27	£5,792	AVAILABLE	
Ground Floor	Ground	11,000	1,022	POA	AVAILABLE	
Scorpio						
First Floor	Various	191 – 1,562	17 - 145	Please see attached schedule for prices and availability.		B 36

Enquiries
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LINFORD WOOD BUSINESS PARK, LINFORD WOOD, MILTON KEYNES TO LET

ADDRESS	SUITE	SIZE		QUOTING RENT (£/PAX)*	STATUS	EPC RATING
		SQ FT	SQ M			
Scorpio						
First Floor	F1	468	44	£18,720	AVAILABLE	B 36
	F2	465	43	£18,600	AVAILABLE	
	F6	234	22	£9,360	AVAILABLE	
	F7	222	21	£8,880	AVAILABLE	
	F8	632	59	£25,280	AVAILABLE	
	F9	334	31	£13,360	AVAILABLE	
	F10	1,288	120	£51,520	AVAILABLE	
	F11	625	58	£25,000	AVAILABLE	
	F12	478	45	£19,120	AVAILABLE	
	F18	907	84	£36,280	AVAILABLE	
	F19	686	64	£27,440	AVAILABLE	
	F20	413	38	£16,520	AVAILABLE	
	F21	578	54	£23,120	AVAILABLE	
F22	549	51	£21,960	AVAILABLE		

*Please note quoting rents are exclusive of rates but inclusive of service charge, utilities and broadband.

Enquiries

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