



louchshacklock
and partners LLP

01908 224 760
www.louchshacklock.com



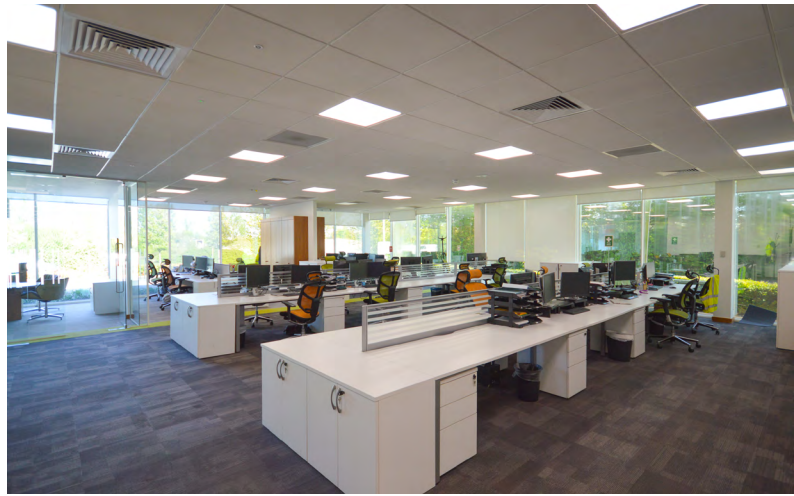
LUMEN HOUSE | ROCKINGHAM DRIVE | MILTON KEYNES | MK14 6PD

FITTED OFFICE SUITE

4,021 sq ft (373.6 m²)

TO LET

- Grade A fitted office accommodation
- 23 Car parking spaces
- Combination of open plan accommodation for 34 desks with private office suites, boardroom and canteen
- Air-conditioning
- LED Lighting



Description

Lumen House comprises a detached modern office building, with full height perimeter glazing offering superb natural lighting throughout.

The suite available within the demised premise is configured to provide a shared reception area, flanked by predominately open plan office accommodation with 34 workstations, 3 private offices suites, a boardroom and canteen. It has been fitted out to an excellent Grade A specification including perimeter data trunking, air-conditioning, LED Lighting and acoustic ceiling tiles. W/C facilities are shared.

Externally the property benefits from ample parking provisions for up to 23 car parking spaces.

Terms and Tenure

The property is available to let on a new fully repairing and insuring lease for a term to be agreed.

Rent

£90,000 per annum exclusive.

Business Rates

The current business rates assessment is for the building as a whole and will need to be reassessed by the VOA on an individual suite basis.

Floor Area

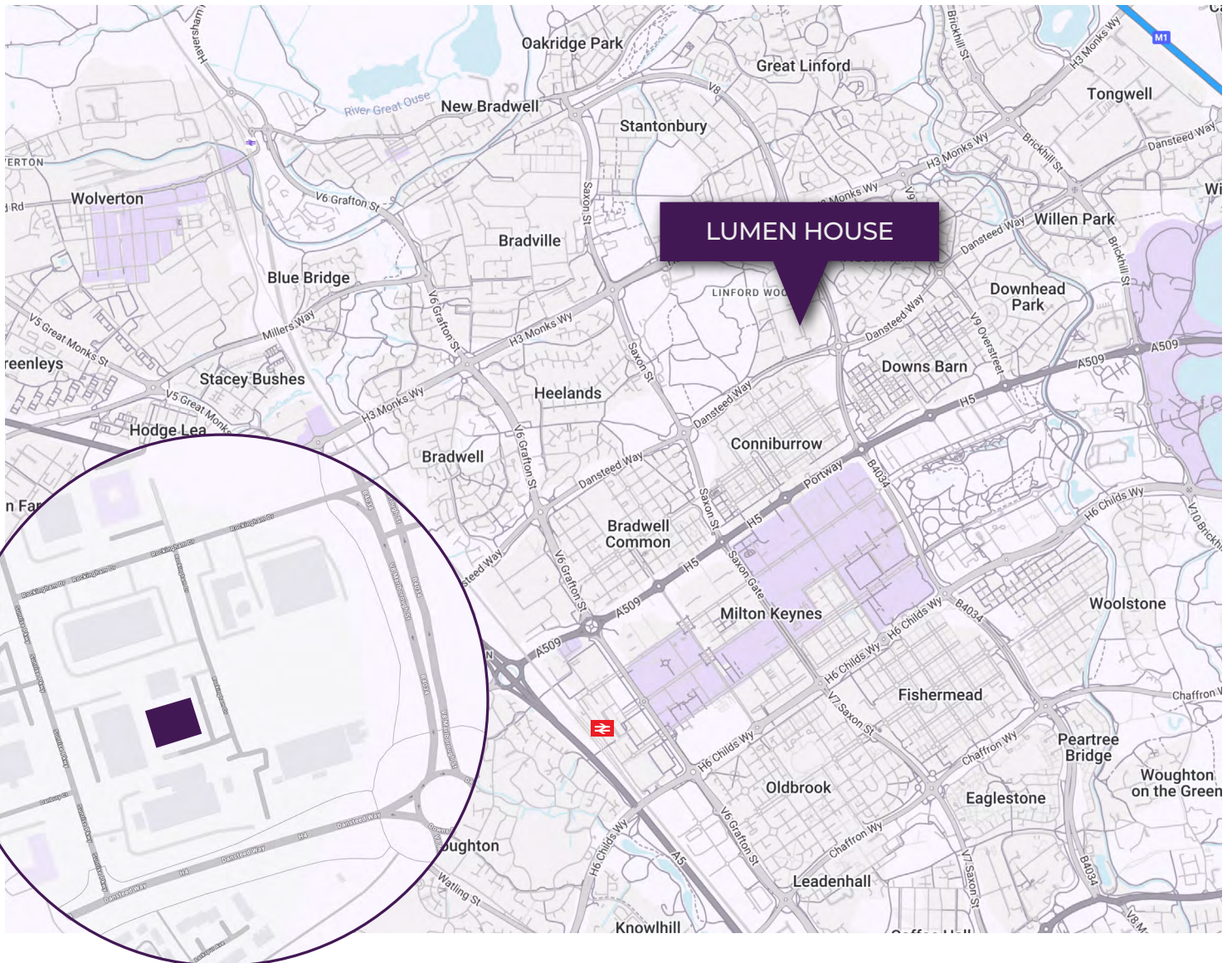
	NIA (m ²) approx.	NIA (sq ft) approx.
Suite A	373.6	4,021

EPC

TBC.

Service Charge

There is a service charge payable by tenants for the cost of maintenance and management of common parts of the property and estate, based on an apportionment of total floor area.



Location

Linford Wood is located to the North of Central Milton Keynes approximately 1.5 miles from the city centre and 3 miles to J14 of the M1 motorway. The business estate and the wider Linford Wood employment area is home to many leading UK and international occupiers across a range of office and industrial sectors including IMServ Europe, Senceive, Hughes Network Systems Europe, Cenobiologics and Tensator Group.

Nearby recreational amenity is provided by Linford Wood, which is a managed natural woodland and Site of Special Scientific Interest.

Viewing and further information:



Jonathan Whittle

01908 224763

jonathan@louchshacklock.com

Luke Epps

07522 084427

luke@louchshacklock.com