

# TO LET

2,005 – 4,239 Sq Ft

(186.26 – 393.8 Sq M)

- › Established office location
- › Ample on site parking
- › Close local amenities and accessible to Linford Wood
- › Fitted space – plug and play



## Hughes House

26 Rockingham Drive, Linford Wood, Milton Keynes, MK14 6PD

Contact: Tate James or Nick Bosworth

Tel: 01908 678 800

[eddisons.com](http://eddisons.com)





## Location

- Linford Wood is an established and well-known office location approximately one mile to the north of Milton Keynes town centre and there are several high-profile businesses within close proximity.
- Whilst not within the town centre, there are excellent communication links with the M1 (Junction 14) within 3.3 miles and the A5 within 2.5 miles.
- Property is easily accessible via Rockingham Drive and Sunrise Parkway; major routes include Danstead Way and Marlborough Street.
- The area benefits from Milton Keynes' characteristic grid design with "redways" cycle and pedestrian paths, and is near green corridors and parkland including Linford Wood itself, pleasant

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 Google Maps

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## Description

- Hughes House comprises a detached two-storey office building with associated parking and landscaping located on Rockingham Drive.
- The building provides office accommodation on ground and first floors with a central open atrium which helps to create excellent natural light throughout the accommodation.
- The offices have the benefit of central/building air conditioning systems, raised floors, suspended ceilings and WCs within the common parts.

## Terms

Available by way of a new effective FRI lease for a term to be agreed at a rent of £15.39 psf per annum. VAT is payable.

## Accommodation (Net Internal Area\*)

Ground Floor Left	186.26 SQ M	2,005 SQ FT
First Floor Left	207.54 SQ M	2,234 SQ FT
<b>Total</b>	<b>393.8 SQ M</b>	<b>4,239 SQ FT</b>

\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: TBC

**Business Rates:** The rateable value is £101,000. For the rates payable please contact us or [www.voa.gov.uk](http://www.voa.gov.uk)

## Contact:

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