

# TO LET

**1,722 – 8,357 Sq Ft**

(159.97 – 776.37 Sq M)

- › Open plan newly refurbished office suites
- › Air conditioned high quality interiors
- › Generous allocated & visitor car parking
- › Located 1 mile north of Central Milton Keynes



## Libra House

Sunrise Parkway, Linford Wood, Milton Keynes, MK14 6PH

Contact: Nick Bosworth or Tate James

Tel: 01908 678 800

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





## Location

- Linford Wood Business Centre provides a range of flexible office space options located in a landscaped campus setting.
- It 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 of M1 and Central Milton Keynes Railway Station can both be reached by car in under 10 minutes.

 what3words

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 Google Maps

[Click here](#)



## Description

- Spacious contemporary offices with excellent natural light and newly installed Daikin air conditioning.
- Raised floors with 70mm void and new carpeting.
- Suspended ceilings with recessed motion sensor lighting.
- Fob access control system with intercom.
- Generous tenant and visitor car parking.

## Terms

Offices are available to let on a new lease for a term to be agreed.

Rent: On application

## Accommodation (Net Internal Area\*)

Suite F1	337.41 SQ M	3,632 SQ FT
Suite F2	159.97 SQ M	1,722 SQ FT
Suite F3	278.98 SQ M	3,003 SQ FT
<b>Total</b>	<b>776.37 SQ M</b>	<b>8,357 SQ FT</b>

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

EPC: B-45

**Business Rates:** The rateable value is £134,500. For the rates payable please contact us or [www.voa.gov.uk](http://www.voa.gov.uk)

**Service Charge:** There is a contribution towards common part and external repair and maintenance. This is currently £4.36 psf per annum (exc. electricity).

## Contact:

NICK BOSWORTH

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