



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



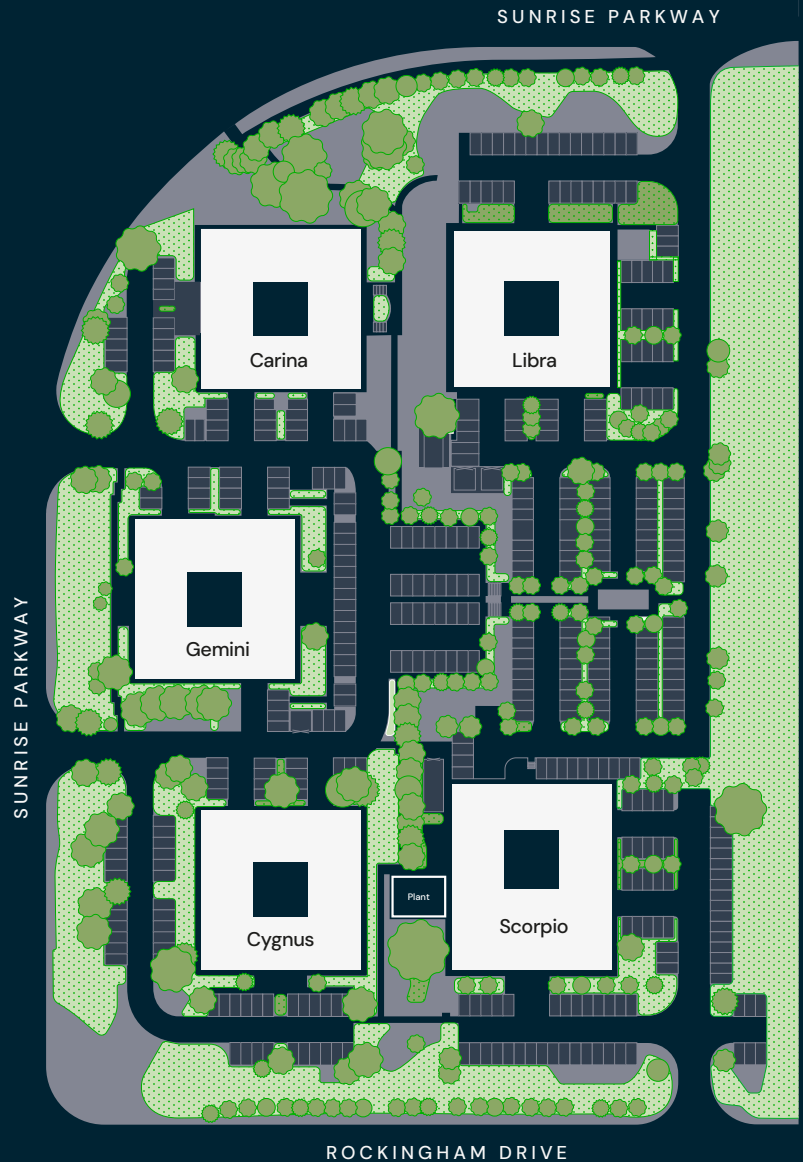
Flexible Offices

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

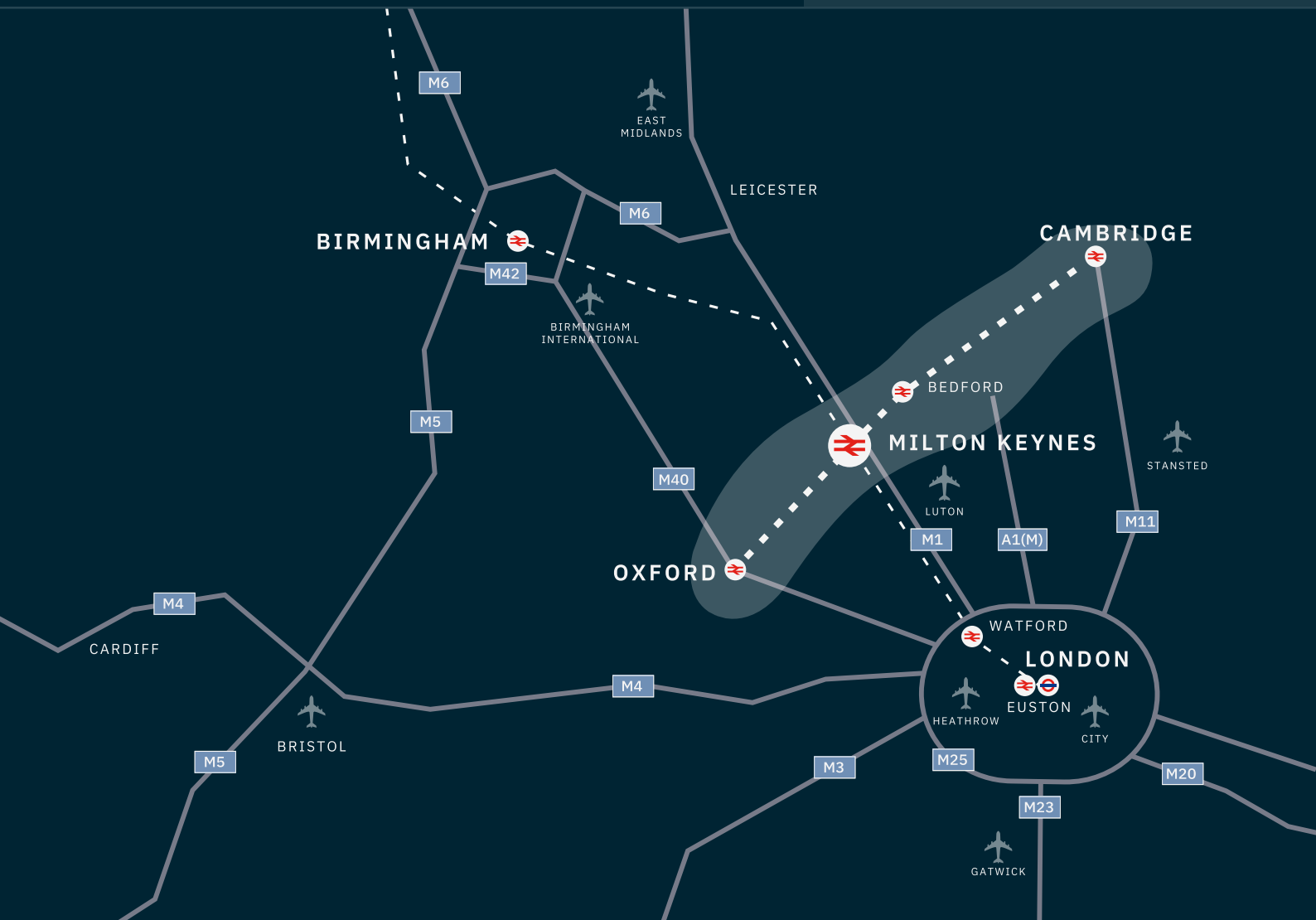
direct rail to London Euston

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

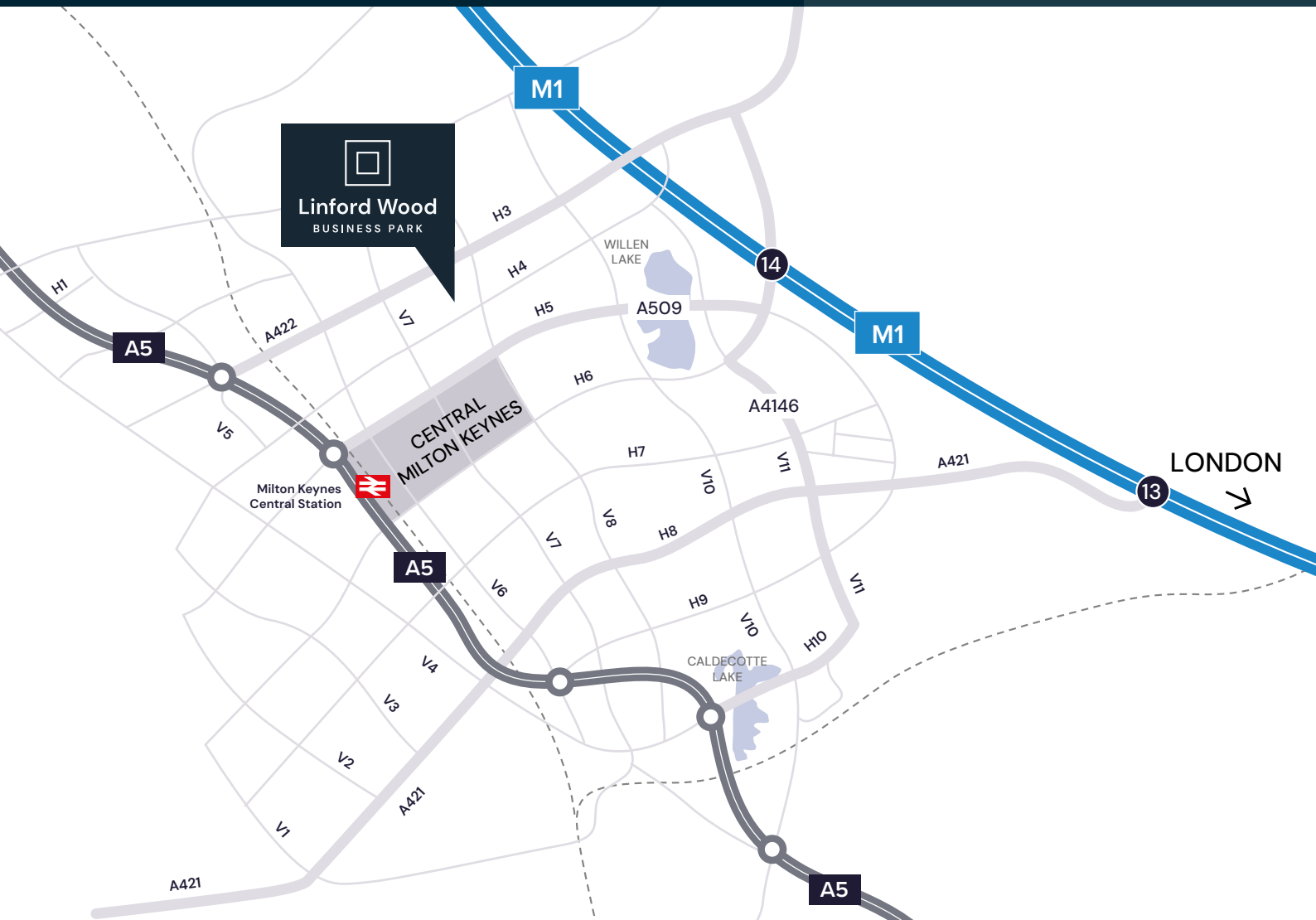
to M1 Junction 14

76%

employment rate among residents aged 16–64

£16.2bn

annual economic output (GVA)





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Information available through the joint agents:



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