

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: Nick Bosworth or Cristian Coccozza

Tel: **01908 678800**

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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 surroundings for occupiers.

 what3words

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 Google Maps

[Click here](#)

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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
Total	393.8 SQ M	4,239 SQ FT

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

EPC: B-26

Business Rates: For the rates payable please contact us or www.voa.gov.uk

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