TO LET /
FOR SALE

Birch House

WOODLANDS BUSINESS PARK . MILTON KEYNES . MK14 6EY

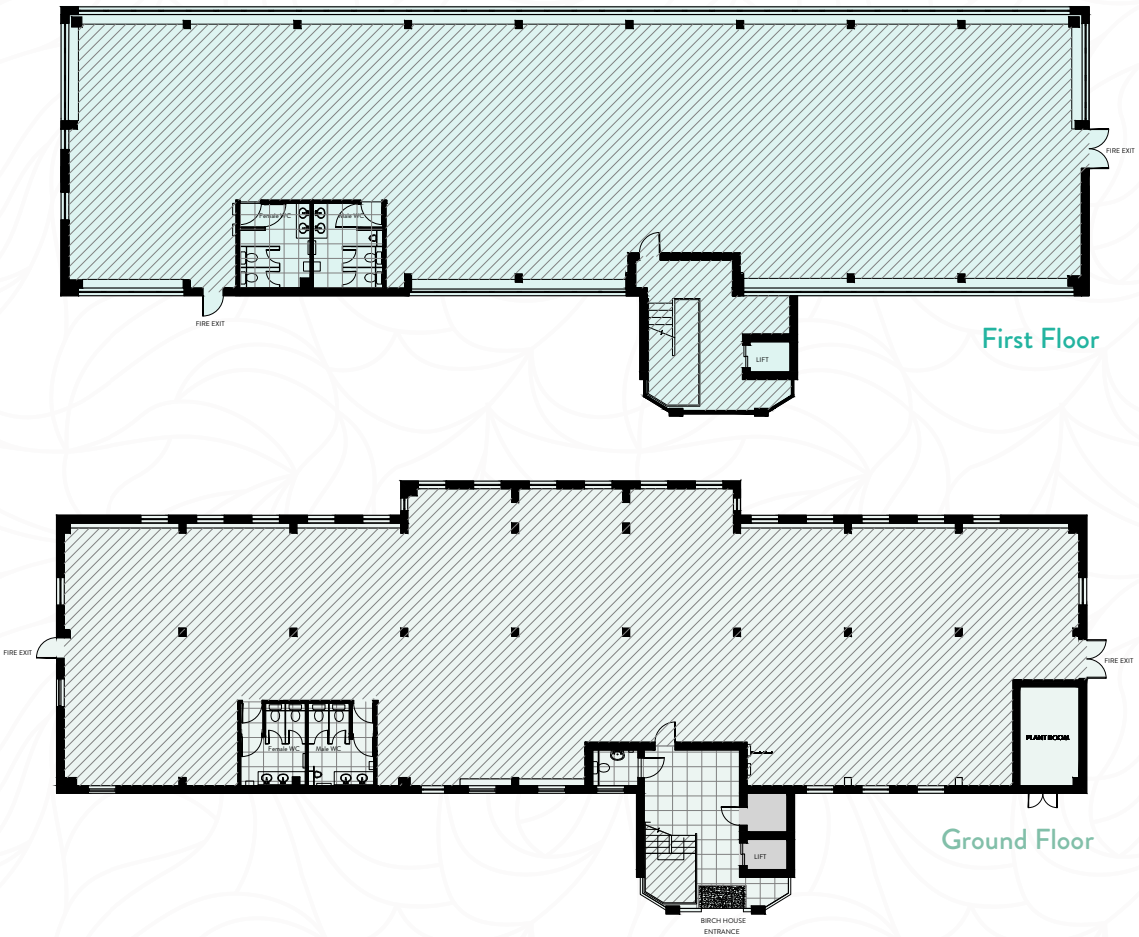


MODERN REFURBISHED OFFICE BUILDING TO LET

FROM 4,916 - 10,068 SQ FT

Birch House

- **Comprehensively refurbished** two storey office building
- **Good environmental credentials**: EPC B
- **Bright open plan** floorplates
- **New suspended ceilings** with LED lighting
- **New VRF** heat recovery and air conditioning
- **Impressive double height** reception
- **Refurbished** WCs
- **Four EV charging bays**
- **Cycle Storage**
- **Generous car parking** at a ratio of 1:288 sq ft



ACCOMMODATION

The offices are available as single floorplates or as a self-contained building providing occupiers with **4,916 – 10,068 sq ft.**

NET INTERNAL AREAS	SQ FT	SQ M
FIRST FLOOR	5,152	479
GROUND FLOOR	4,916	457

Car Parking 35 Allocated Spaces



4,916 - 10,068 sq ft

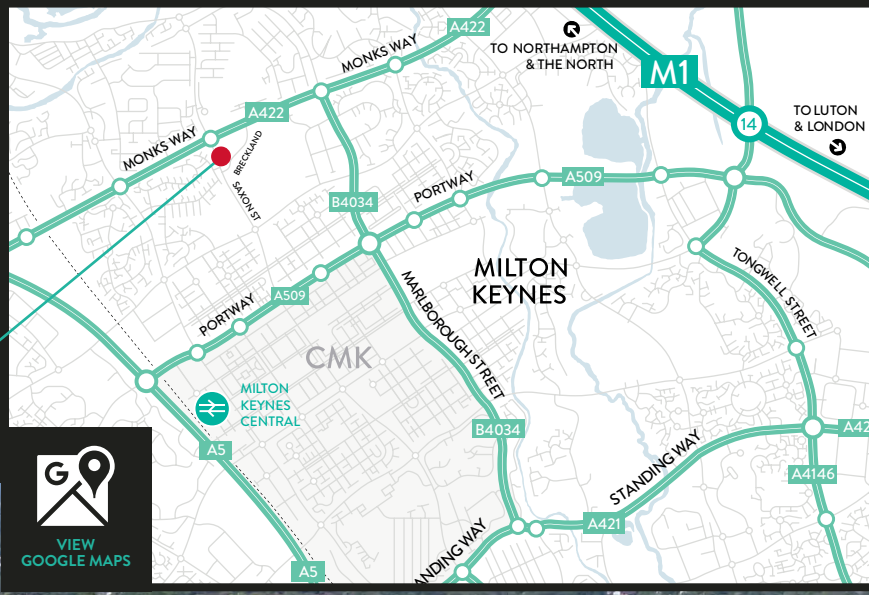
GROUND AND FIRST FLOOR OFFICES

LOCATION

Situated on Woodlands Business Park, Birch House is superbly located with Central Milton Keynes under 2 miles away and Junction 14 of the M1 within close proximity. The high quality landscaped environment will benefit from the arrival of Village Hotels and is already home to a range of occupiers including Leica Microsystems, Mears, Ipsos Retail Performance and MBA Consulting Engineers. The site's positioning also allows Central Milton Keynes Railway Station to be reached in 6 minutes via car, providing excellent access to London with train services to London Euston in approximately 30 minutes.

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Birch House



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PHOTO GALLERY









TERMS

Upon Application.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the joint agents.

NICK BOSWORTH
07721 128 798
nick.bosworth@eddisons.com

CRISTIAN COCOZZA
07810 746885
cristian.cocozza@eddisons.com

BTG Eddisons
01908 678800

louch shacklock
01908 224760
louchshacklock.com

JONATHAN WHITTLE
07798 804 730
jonathan@louchshacklock.com

LUKE EPPS
07522 084 427
luke@louchshacklock.com

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