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**GEMINI | SUNRISE PARKWAY | LINFORD WOOD BUSINESS PARK
MILTON KEYNES | MK14 6LS**

DETACHED BUSINESS PREMISES 12,772 - 25,553 sq ft (1,187- 2,374 m²) TO LET

- Detached business premises.
- Business park location close to Central Milton Keynes.
- Suitable for a range of uses including office/R&D/light industrial.
- Programme of refurbishment works to suit occupational requirements.
- Available as individual floors or whole building.
- 75 allocated car parking spaces.



Description

Gemini is a detached two storey business premises, one of five similar buildings within Linford Wood Business Park, set in landscaped grounds with brick paved car parking areas. The property is of steel frame construction with elevations finished with extensive glazing and white-coloured steel cladding panels. Gemini benefits from dual entrance cores and 3 loading bays to the side elevations providing flexible accommodation suitable for a range of office, light industrial and R&D uses. The design of the premises includes a central courtyard providing an excellent level of natural daylight into the floors and private outdoor space.

The property is currently fitted with air-conditioning, LED lighting, toilets, kitchen facilities and data connection and is available to let subject to a programme of refurbishment works which can be tailored to the requirements of individual occupiers, subject to lease terms.

There are approximately 75 car parking spaces allocated to the property along with shared visitor car parking within the business park.

Highlights

- ✓ **Two-storey detached business premises**
- ✓ **Suitable for use as offices, light industrial or R&D**
- ✓ **Bespoke refurbishment package available**
- ✓ **Two entrances, 3 loading bays and private central courtyard**
- ✓ **75 car parking spaces**

Terms and Tenure

Gemini is available to let by means of a full repairing and insuring lease on terms to be agreed.

Lettings of individual floors or the whole building will be considered.

Rent

Upon application.

Floor Area

	GIA (m ²) approx.	GIA (sq ft) approx.
Ground Floor	1,186.6	12,772
1st Floor	1,187.4	12,781
Ground Floor	2,374	25,553

Business Rates

The property is currently multi-let and the rating assessment is for individual office suites.

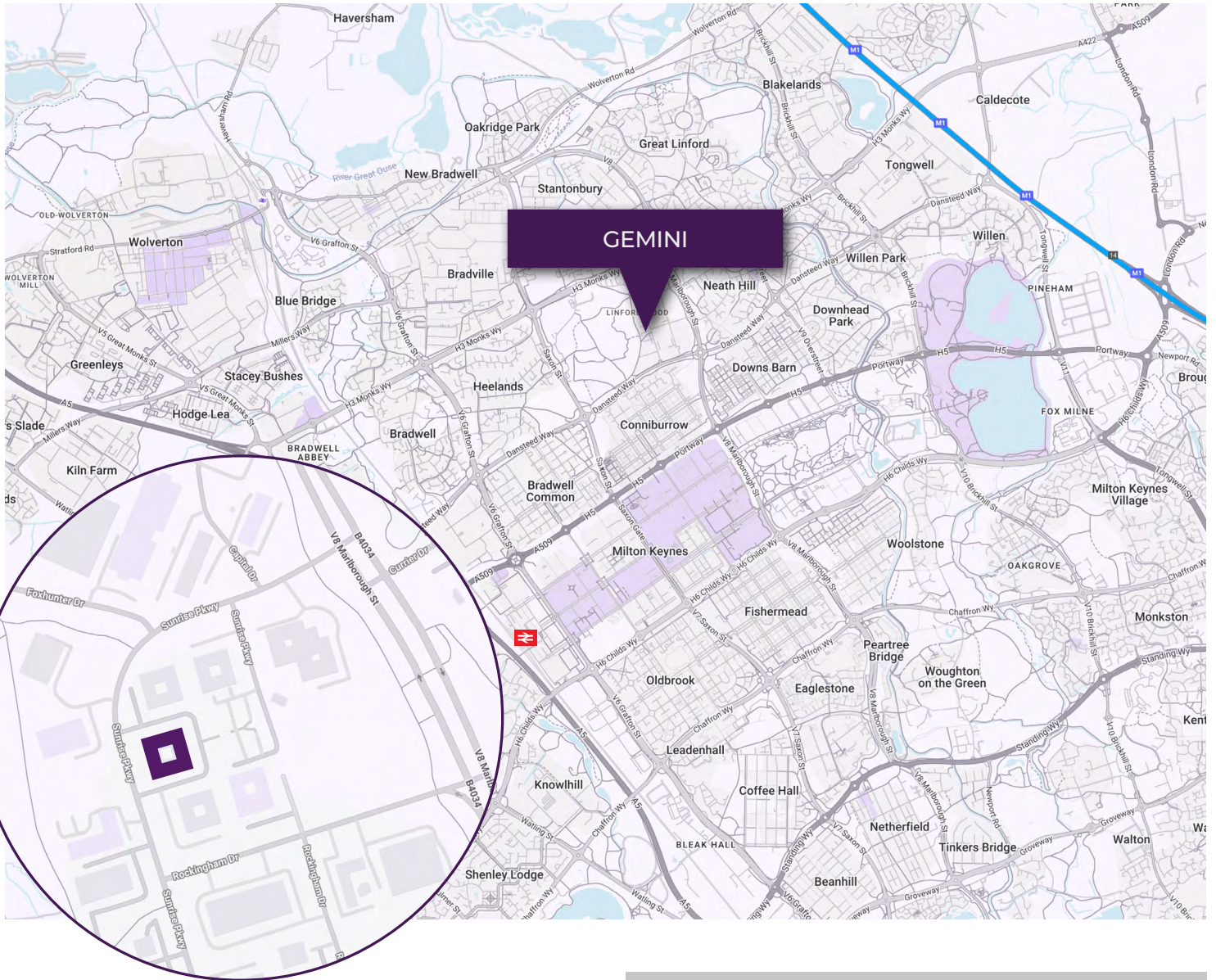
As a guide only, the rates payable for the adjoining building, Cygnus, in single occupation, currently equate to approximately £5.05 per sq ft pa.

Service Charge

There is an estate service charge payable for the cost of maintenance and management of common parts. Further details upon application.

EPC

The property has an EPC asset rating of B(40).



Location

Linford Wood Business Park is located to the North of Central Milton Keynes approximately 1.5 miles from the city centre and 3 miles to J14 of the M1 motorway. The business park and the wider Linford Wood employment area is home to many leading UK and international occupiers across a range of office and industrial sectors including IMServ Europe, Senceive, Hughes Network Systems Europe, Cenobiologics and Tensator Group. Nearby recreational amenity is provided by Linford Wood, which is a managed natural woodland and Site of Special Scientific Interest.

Viewing and further information:



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