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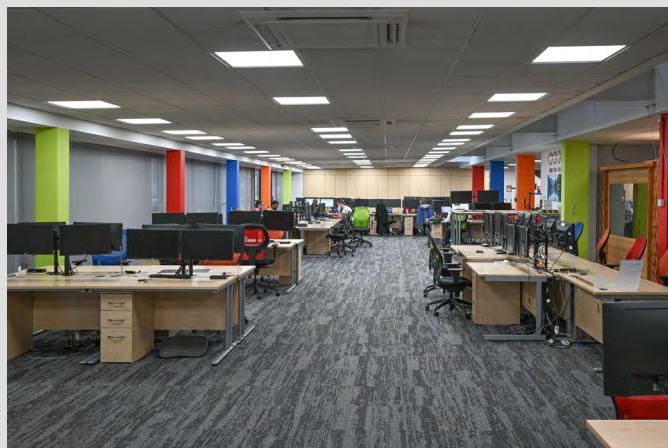
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**GROUND FLOOR | BEECH HOUSE | WOODLANDS BUSINESS PARK  
LINFORD WOOD | MILTON KEYNES | MK14 6ES**

## OFFICE PREMISES TO LET 10,442 sq ft / 970 m<sup>2</sup>

- Ground Floor office premises in business park location
- Double-height reception area
- Air-conditioning and LED lighting
- Kitchen and shower facilities
- EPC Grade B
- 44 car parking spaces



## Location

Woodlands Business Park is situated at the junction of the urban grid-roads H3 Monks Way and V7 Saxon Street within the Linford Wood West employment area. The business park is only 1.5 miles from Central Milton Keynes and the railway station and less than 10 minutes' drive from M1 Junction 14. Woodlands Business Park is in a landscaped environment adjacent to the historic Linford Wood, with its bridleways, cycle paths and leisure routes.

## Description

Beech House is accessed from an impressive light-filled double-height reception area. The available Ground Floor office space has extensive glazed frontage and benefits from air-conditioning, suspended ceiling with integral LED light fittings and underfloor electrical and data cabling. The high-quality fit-out includes kitchen area, shower facilities, comms room, 8 meeting rooms and a Board Room. There is also a small electronics workshop area and storeroom with goods-in door.

The Ground Floor of Beech House has 44 allocated car parking spaces (an excellent ratio of 1 space to 237 sq ft) arranged to the front of the property. The EPC rating of the property is B49.

## Specification

- ✓ Air-conditioned Ground Floor office premises
- ✓ Business park location close to Central MK and M1 (J14)
- ✓ Air-conditioning and underfloor trunking
- ✓ Glazed meeting rooms, kitchen area and shower facilities
- ✓ 44 car parking spaces (1:237 sq ft) and EPC Grade B

## Floor Areas

	GIA (m <sup>2</sup> )	NIA (sq ft)
Ground Floor Offices	970	10,442

## Energy Performance Certificate

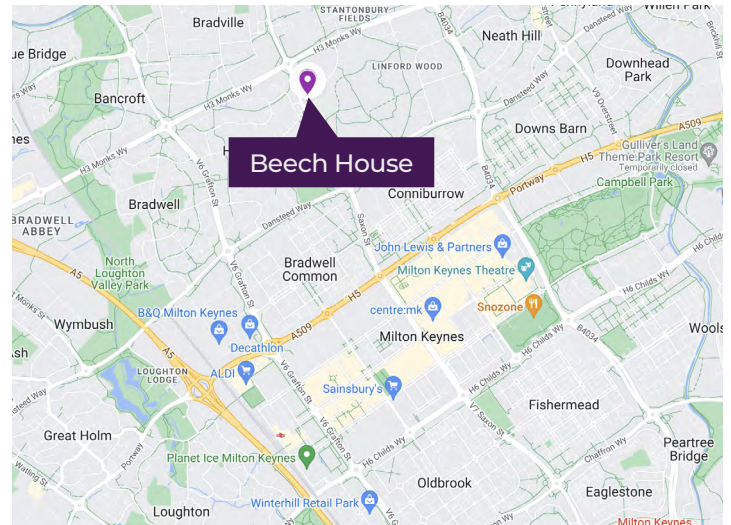
The property has an EPC asset rating of B-49.  
Please click the link for more information.

## Terms & Tenure

The property is available by means of an assignment or sublease of the existing lease expiring in April 2027.

## Rent

On application.



## Service Charge

There is a service charge payable under the terms of the lease for the maintenance and management of common parts of the building and estate.

## Business Rates

	Rateable Value 2023	Estimated Rates Payable (2023/24)
Ground Floor, Beech House	£90,500	£46,336

## Viewing and further information:

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