



louchshacklock
and partners LLP

01908 224 760
www.louchshacklock.com



**SUNRISE PARKWAY | LINFORD WOOD
MILTON KEYNES | MK14 6LF**

DETACHED HQ BUSINESS PREMISES

12,500 sq ft (1,161.29 m²)

TO LET

- Detached HQ business premises
- Combination of warehouse and office accommodation
- Internal eaves height of approx. 4m
- Easy access to both J14 M1 and A5
- 29 Car parking spaces





Description

The property comprises a detached HQ business premises, arranged to provide a blend of open-plan and partitioned private office accommodation, with warehouse / industrial space located to the rear.

Internally, the offices are finished to a good specification, including perimeter wall-mounted power and data points, LED lighting, air conditioning, and gas-fired central heating. The warehouse area benefits from a reinforced concrete floor slab, two level-access roller shutter doors, and an approximate eaves height of 4 metres; there is a 3-phase electricity supply and roof-mounted solar PV array.

The property is equipped with good staff welfare facilities, including W/Cs and kitchen amenities. Externally, the site benefits from 29 car parking spaces and a service yard.

Highlights

- ✓ Fully fitted office accommodation
- ✓ Warehouse area with an internal eaves height of approx. 4m
- ✓ 29 parking spaces
- ✓ 2 level access roller shutter doors
- ✓ Roof-mounted solar PV array
- ✓ EPC Grade C

Terms and Tenure

The property is available to let in part or as a whole, on a new lease for a term to be agreed.

Rent

£125,000 pa exclusive of VAT for the building as a whole, payable quarterly in advance.

Service Charge

The tenant will be responsible for payment of a service charge towards maintenance and management of the estate and building services. Further details upon application.

Floor Area

	GIA (m ²) approx.	GIA (sq ft) approx.
Office	661.49	7,120
Warehouse	499.8	5,380

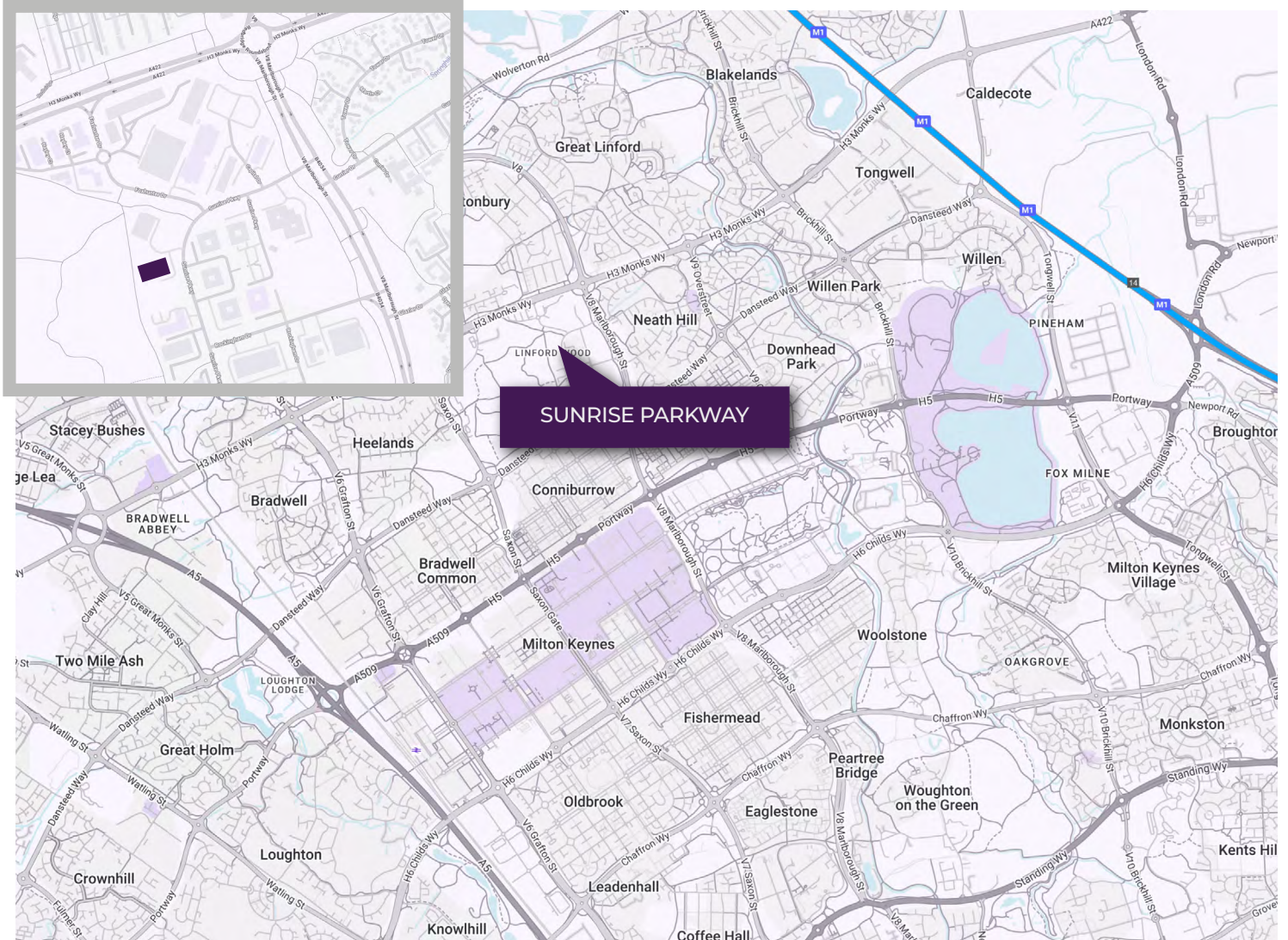
The internal accommodation can be reconfigured to provide office space of approximately 4,165 sq ft and industrial/warehouse space of approximately 8,335 sq ft.

Business Rates

	Rateable Value 2023	Estimated Rates Payable (2025/26)
Panasonic Electronic Works Uk Ltd	£76,000	£101,000

EPC

The property has an EPC rating of C-75.



Location

Linford Wood Business Park is situated to the north of Central Milton Keynes, approximately 1.5 miles from the city centre and around 3 miles from Junction 14 of the M1 motorway, providing excellent regional connectivity.

The business park, together with the wider Linford Wood employment area, is home to a diverse mix of leading UK and international occupiers across office and industrial sectors. Notable companies in the area include IMServ Europe, Senceive, Hughes Network Systems Europe, Cenobiologics and Tensator Group.

Recreational amenity is close by at Linford Wood, a managed natural woodland designated as a Site of Special Scientific Interest (SSSI), offering an attractive green setting for occupiers and staff.

Viewing and further information:



Jonathan Whittle

01908 224763

jonathan@louchshacklock.com

Luke Epps

07522 084427

luke@louchshacklock.com