

TO LET

1,136 – 3,678 Sq Ft

(105.53 – 341.69 Sq M)

- › Modern Office Building
- › Business Park Location
- › Available as whole or on a floor by floor basis
- › Modern Specification
- › 15 Parking Spaces



Maple House

Woodlands Business Park, Linford Wood, Milton Keynes, MK14 6FG

Contact: Nick Bosworth or Cristian Coccozza

Tel: **01908 678 800**

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Location

- Situated on Woodlands Business Park, Maple 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.

/// what3words

///upset.streetcar.stones

 Google Maps

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Description

- Comfort Cooling.
- Full accessed raised flooring system and suspended ceilings.
- 8 person passenger lift.
- Staff kitchen, WCs and showering facilities.
- 15 car parking spaces, providing a ratio of 1:245.

Terms

Available by way of a new lease for a term to be agreed at a rent of £ 22.50 per sq/ft. VAT is payable.

Accommodation

Ground Floor	105.53 SQ M	1,136 SQ FT
First Floor	118.08 SQ M	1,271 SQ FT
Second Floor	118.08 SQ M	1,271 SQ FT
Total	341.69 SQ M	3,678 SQ FT

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

EPC: B-26

Business Rates: The rateable value is £66,000. For the rates payable please contact us or www.voa.gov.uk

Contact:

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