

TO LET

4,020 Sq Ft

(373.46 Sq M)

- › Modern Office Building
- › Business Park Location
- › Second floor suite available
- › Modern Specification
- › 15 Parking Spaces



2nd Floor Larch House

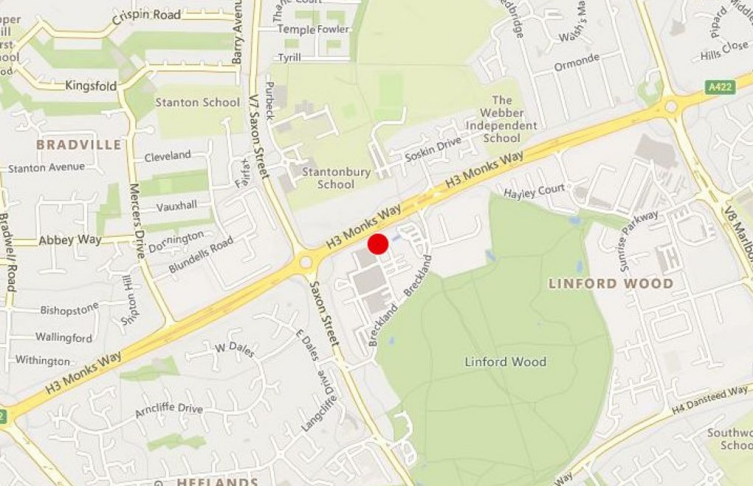
Woodlands Business Park, Linford Wood, Milton Keynes, MK14 6FG

Contact: Nick Bosworth or Cristian Coccozza

Tel: 01908 678 800

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Location

- Situated on Woodlands Business Park, Larch 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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 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 1:267.

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 (Net Internal Area*)

Second Floor	373.46 SQ M	4,020 SQ FT
Total	373.46 SQ M	4,020 SQ FT

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

EPC: C-66

Business Rates: For the rates payable please contact us or www.voa.gov.uk

Contact:

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