

the nature of business



**Caldecotte Lake
Business Park**

MILTON KEYNES MK7 8LE

caldecottelakebusinesspark.com

the nature of business

Caldecotte Lake Business Park affords the perfect blend of modern office space within an exceptional natural environment.

Totalling in excess of 200,000 sq ft, the park attracts start-ups through to multinational companies. The park offers high quality office space in landscaped grounds with excellent on site amenities.



a workplace that stimulates & refreshes...



On-site café



Gym & fitness classes



Events



Corporate hospitality



Fitness trim trail



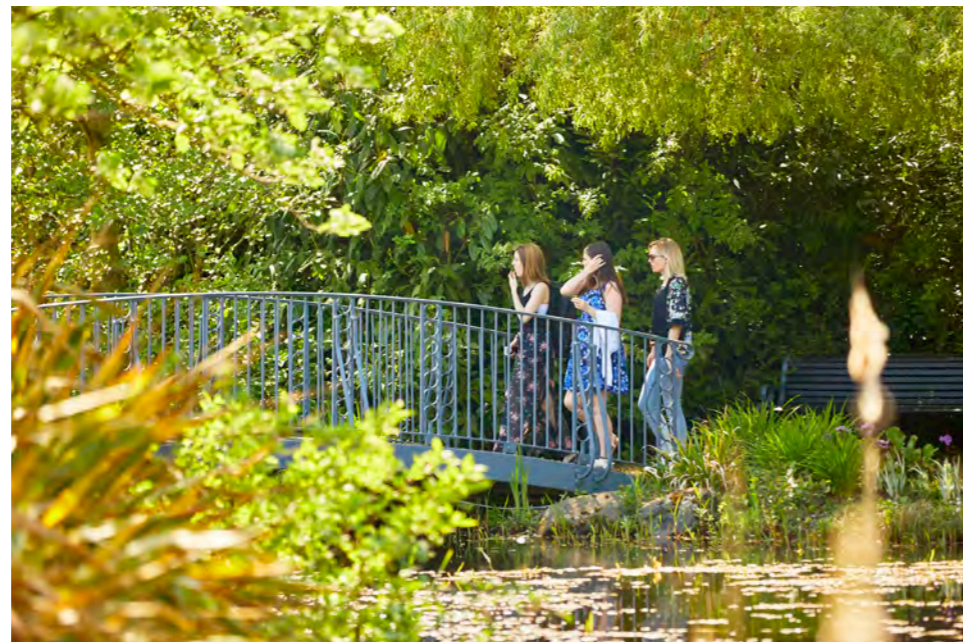
Cycle route



Shuttle bus



Boating lake



Lakeshore Kitchen
An on-site café that provides more than just coffee, including a variety of hot meal options with large outdoor and indoor seating areas. ↓



Park Events
A real business community with regular events from BBQs to Bingo. ↑

Lakeshore Fitness
A fully equipped and sizeable modern gym facility free of use for park tenants. ↓



Free Shuttle Bus
Regular shuttles to and from Central Milton Keynes, Kingston Centre during lunch and off-site parking. ←

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high quality with flexibility

Building 3 provides two floors of office accommodation which has been split to provide 10 separate office suites totalling approximately 30,000 sq ft.

Each suite is self contained with a dedicated entrance, tenant signboard and separate WCs. The suites provide open plan modern office space refurbished to a high standard.

specification

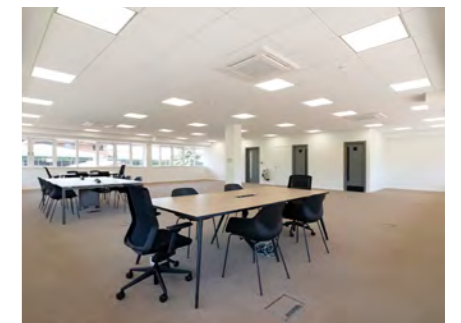
- Air conditioning
- LED lighting
- Raised floors
- Fibre internet enabled
- Allocated parking
- Dedicated entrance
- External signage



availability

Unit	sq ft	sq m
3.1	4,426	411
3.3 / 3.4	3,770	350
3.5	3,539	329
3.7	1,898	176

Units 3.3 & 3.4 are available as individual units or combined.



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modern open plan offices

The available suites are situated on the ground, second & third floors of Building 5, which benefits from a reception area and lift. The suites benefit from excellent natural light with the upper floors enjoy great views over Caldecotte Lake.

specification

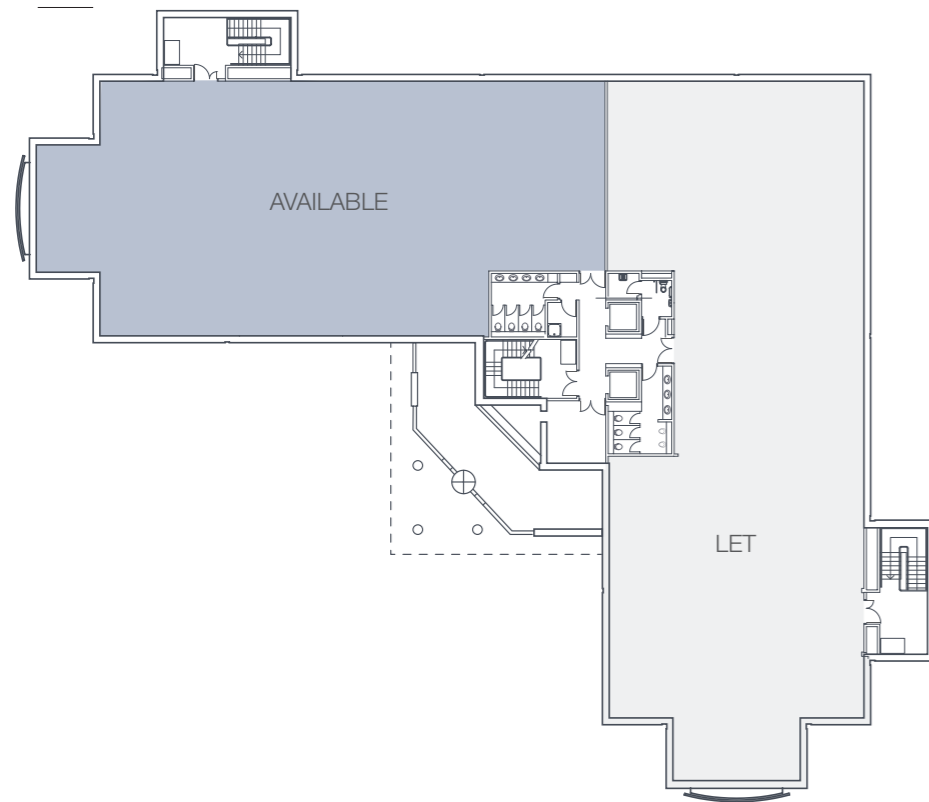
- To be refurbished
- Air conditioning
- Suspended ceilings with lighting
- Raised floors
- Kitchenette
- 2 glass partitioned meeting rooms (second floor suite)
- Allocated parking

availability

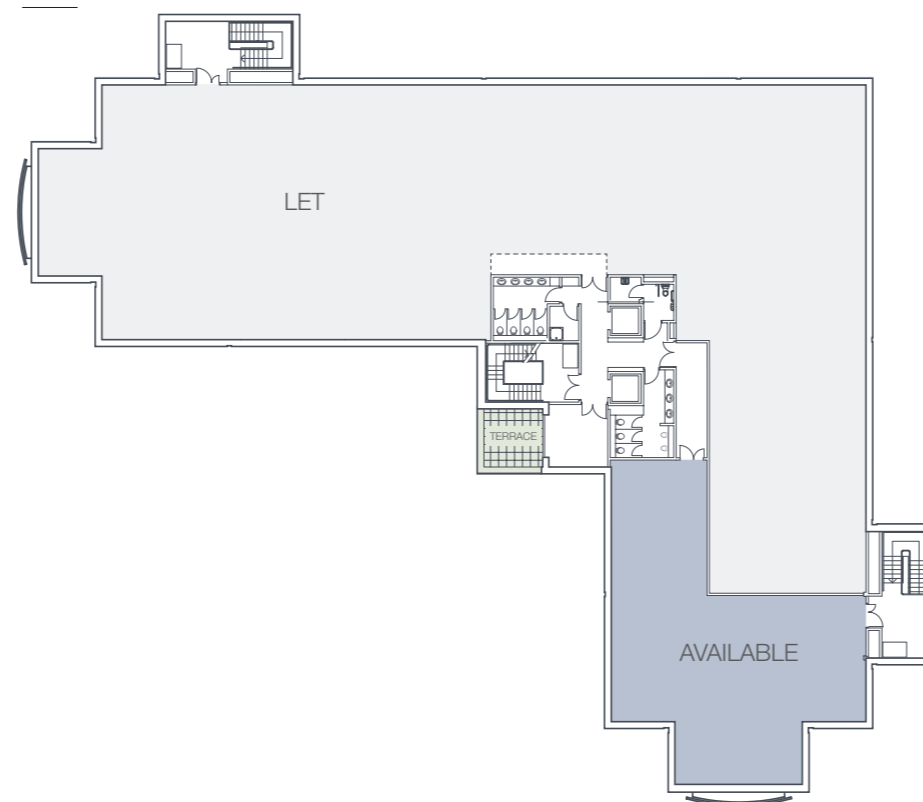
Floor	sq ft	sq m
Part Ground	4,437	412
Part Second	1,970	183
Part Third	270	25



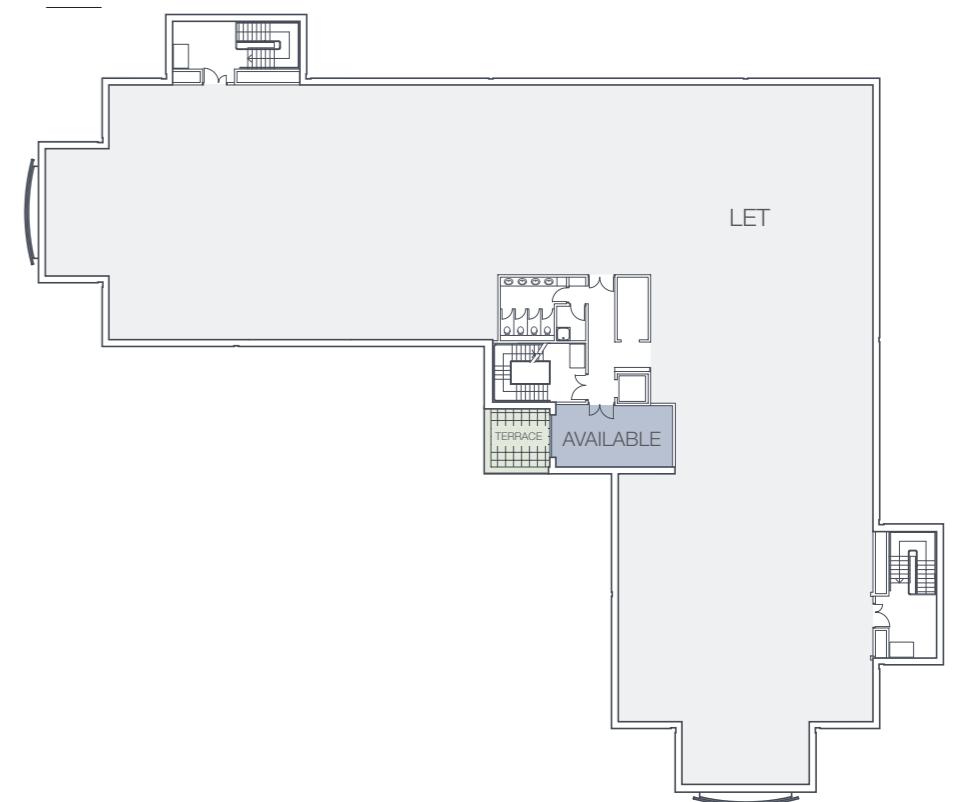
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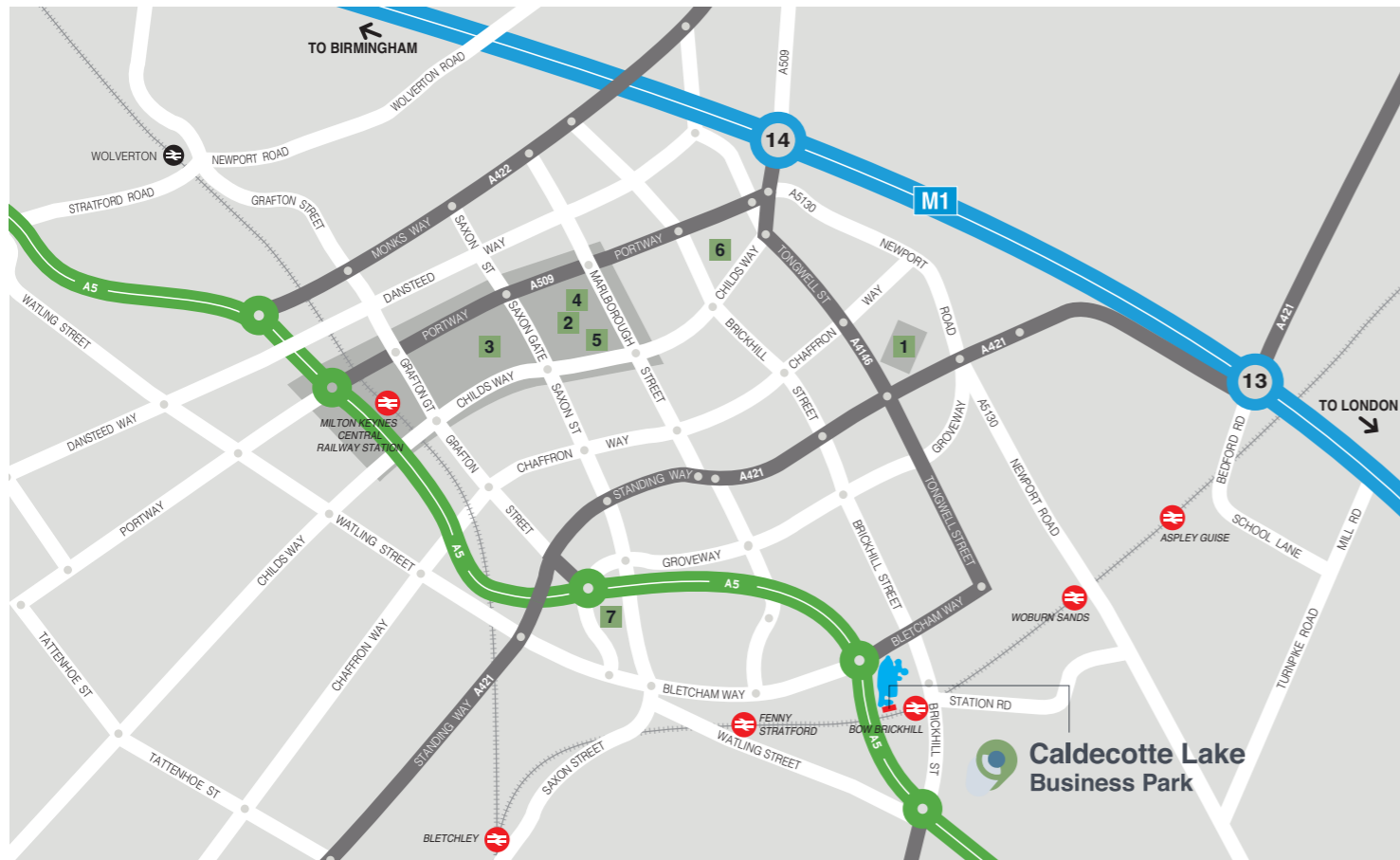
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3



a retail & leisure hub



a centre for growth

Milton Keynes' is situated within the UK Growth Corridor, which has vital economic importance and is already home the leading science and technology companies. The aim is to deliver 1m new homes and jobs by 2050 aided by the new rail link between Oxford and Cambridge due in 2023.

It's location has helped it become one of the fastest growing towns in the UK, being at the heart of the country's transport infrastructure linking the town to the UK and Europe.

Situated just five miles south east of Central Milton Keynes the Caldecotte Lake Business Park is well served by road, rail and air.



6 miles to Central MK



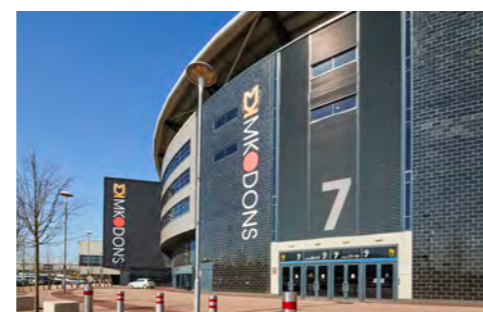
6 miles to the M1 motorway



33 minutes to London Euston



30 minutes to Luton Airport



By Road	Miles	Mins
Central MK	06	11
M1 (J14)	05	10
M1 (J13)	06	12

By Rail	Mins
Bow Brickhill to Bletchley	05
Milton Keynes to London Euston	33
Bletchley to London Euston	40
Bow Brickhill to Bedford	35
Milton Keynes to to Birmingham New Street	52

By Air	Miles	Mins
Luton	21	30
Heathrow	50	60
Birmingham	64	75
Stansted	69	75



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