

BEECH HOUSE,  
WOODLANDS BUSINESS PARK,  
BRECKLAND,  
MILTON KEYNES, MK14 6ES

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## Office To Let

An opportunity to rent quality office space with great parking.

**6,875 sq ft (638.71 sq m)**



For further information please contact:

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# BEECH HOUSE, WOODLANDS BUSINESS PARK, BRECKLAND, MILTON KEYNES, MK14 6ES



## LOCATION

Situated on Woodlands Business Park, Beech 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.



## DESCRIPTION

The premises are situated on the first floor of Beech House and offers flexible office accommodation with excellent natural light.

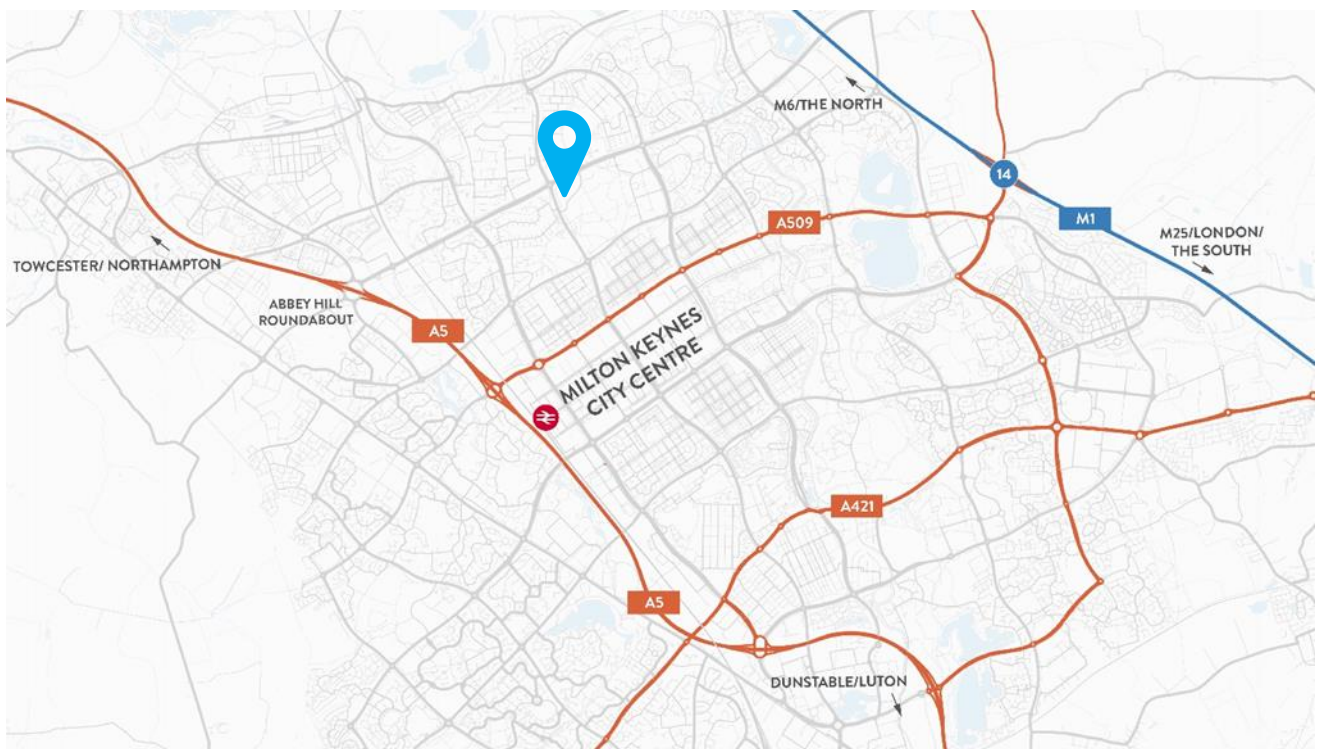
The suite benefits from VRF air conditioning and a great parking allocation with 29 car parking spaces.

## SPECIFICATION

- VRF air conditioning
- Suspended ceiling
- LED lighting
- EPC B(40)
- Great parking ratio of 1:237 (29 car parking spaces)
- Showers & changing room

## AVAILABILITY

Building	Floor	Size	Rent psf
Beech House	First	6,875 sq ft	£20





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#### TERMS

Available on new lease terms, to be negotiated.

#### LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

#### VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

#### VIEWING

Strictly by appointment through the sole agents.



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