



Building 4

Caldecotte Lake Business Park

Milton Keynes
MK7 8LE

21,146 sq.ft (1,946m²)

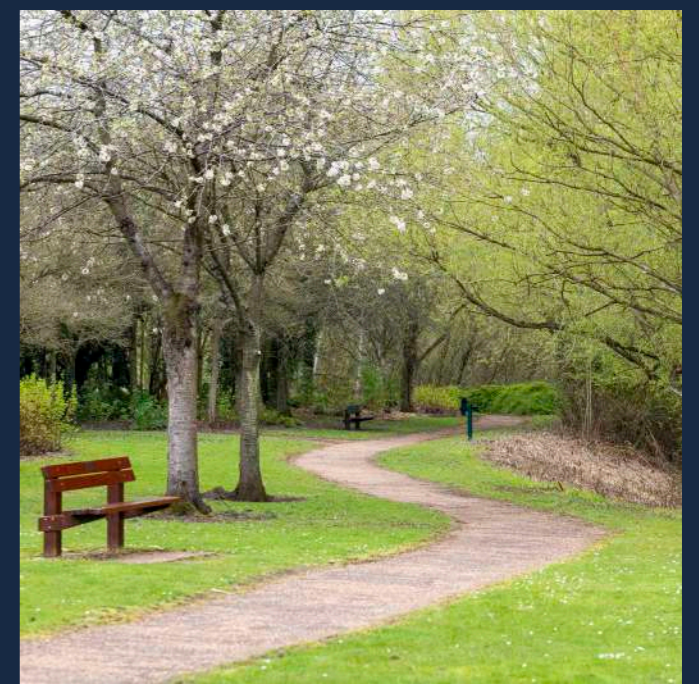
TO LET



SITUATION

Caldecotte Lake Business Park is prominently positioned overlooking the picturesque Caldecotte Lake which is situated approximately 5 miles south East of Milton Keynes town centre. The property is situated

close to the A5 dual carriage way providing a direct link to the station and amenities of central Milton Keynes. Junctions 13 and 14 of the M1 are also within close proximity to the business park. Bow Brickhill train station is a 4 minute walk from the park and provides direct trains to Bletchley.





The park sits on a large site of approximately 11.6 acres (4.7 hectares)

DESCRIPTION

The park comprises 7 HQ style offices totalling 172, 201 sq ft and is multi let to 18 tenants. The buildings range in age and specification but can be self contained with the possibility to subdivide if required.

The park sits on a large site of approximately 11.6 acres (4.7 hectares) and provides an abundance of car parking with 826 spaces providing an excellent car parking ratio of 1:200 sq ft (including 34 EV charging spaces).

The park benefits from exceptional amenity including a gym and café, as well as the natural amenity provided by the lake and greenery.





BUILDING 4

21,146 SQ FT



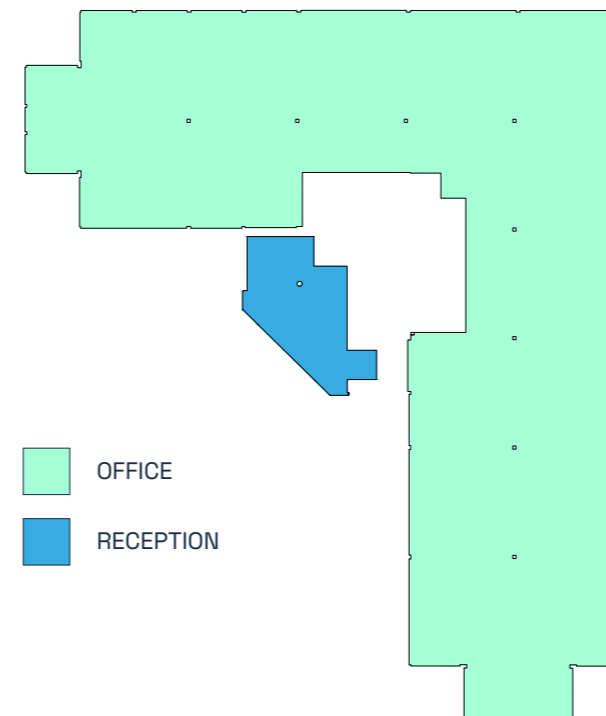
BUILDING SPECIFICATION

- > Constructed in 1997
- > Self Contained office
- > Comprehensively refurbished in 2018 – (£2.6m of works)
- > New M&E
- > New Air conditioning
- > Private reception with security barrier access
- > New energy efficient LED Lighting
- > Contemporary fit out with exposed services
- > Overhaul of cladding and windows
- > Full upgrade and refurbishment of common areas and WC's
- > Solar controlled roof lights
- > Exceptional car parking with 115 car parking spaces (1:183 sq.ft)



FLOOR PLAN

GROUND FLOOR



OFFICE
RECEPTION

FLOOR AREAS

Reception	581 sq.ft	54.0m ²
Ground Floor	9,879 sq.ft	917.8m ²
1st Floor	10,582 sq.ft	940.0m ²
2nd Floor	568 sq.ft	52.8m ²
Total Area	21,146 sq.ft	1,964.5m²





For further details contact the Sole Agents



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