

Centric^{MK}

Up to 52,943 sq ft of high quality offices to let

02 CENTRIC MK

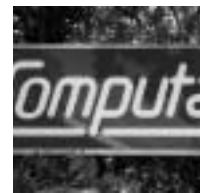
Centric MK has been the subject of a major refurbishment programme. The landlord, UBS Global Asset Management, has undertaken both external and internal works to provide high quality air-conditioned office accommodation from 16,165 to 52,943 sq ft (1,502 to 4,919 sq m).





04 LOCATION

Milton Keynes is one of the fastest growing business centres in the UK. Strategically located midway between London and Birmingham, it has an expanding local labour force, strong communications and a wide variety of leisure and sporting facilities.



Centric MK is located in Linford Wood, which is home to several major companies including NEC Electronics, Computacenter, Kuehne & Nagel, Tiscali and the British Standards Institution.

Within a few minutes drive there is an extensive range of shopping and recreational facilities. These include Xscape (which contains one of Europe's longest indoor real snow ski slopes), shopping in the Centre:MK with over 230 shops and the Theatre District which offers a range of bars and restaurants. Milton Keynes also boasts large areas of parkland, lakes and canals.





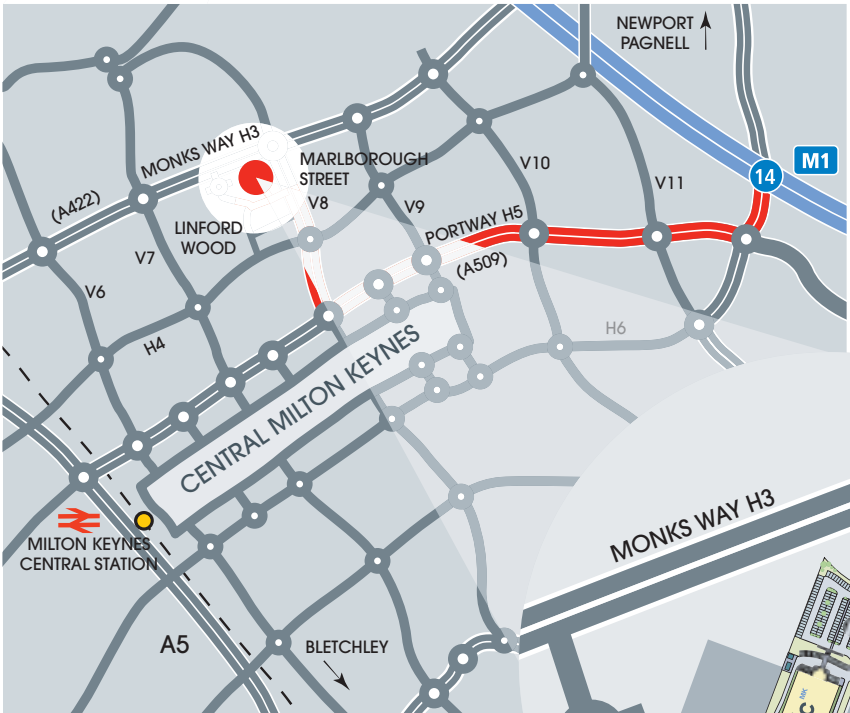
Centric^{MK}

COMMUNICATIONS

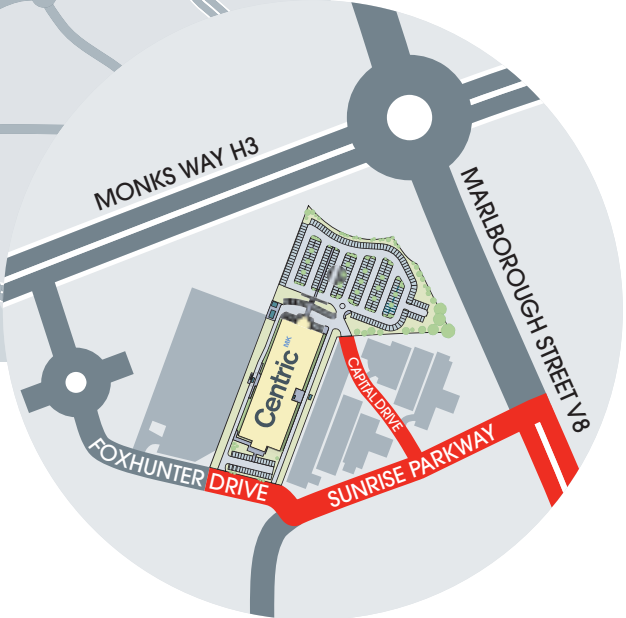
Centric MK has excellent access to the national motorway network, being less than 4 miles from J14 of the M1 and approximately 30 miles from J21 of the M25.

By road, central London is 50 miles away and Birmingham 70 miles.

By rail, London Euston is within 35 minutes whilst Birmingham is 55 minutes away (fastest times).



The building is situated approximately 1 mile from central Milton Keynes and can be accessed from both Foxhunter Drive and Capital Drive close to the junction of Monks Way (H3) and Marlborough Street (V8).



06 THE BUILDING

Centric MK was comprehensively refurbished in 2000 to include a new air conditioning system designed on an occupancy ratio of 1:7.5 sq m. A further refurbishment, including both internal and external works, was completed in July 2006. The building now provides high quality, efficient floorplates and is ideally suited to a wide range of occupiers.



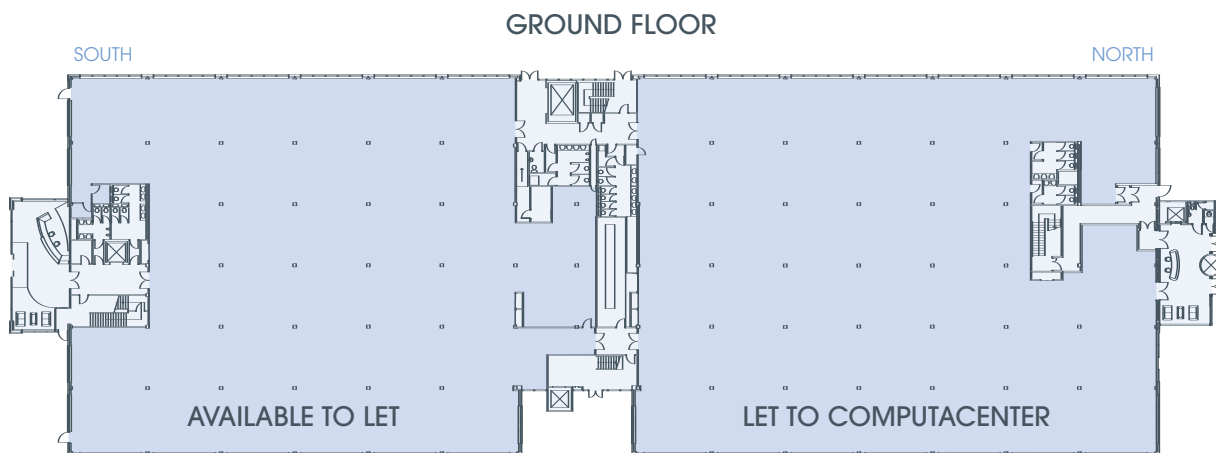
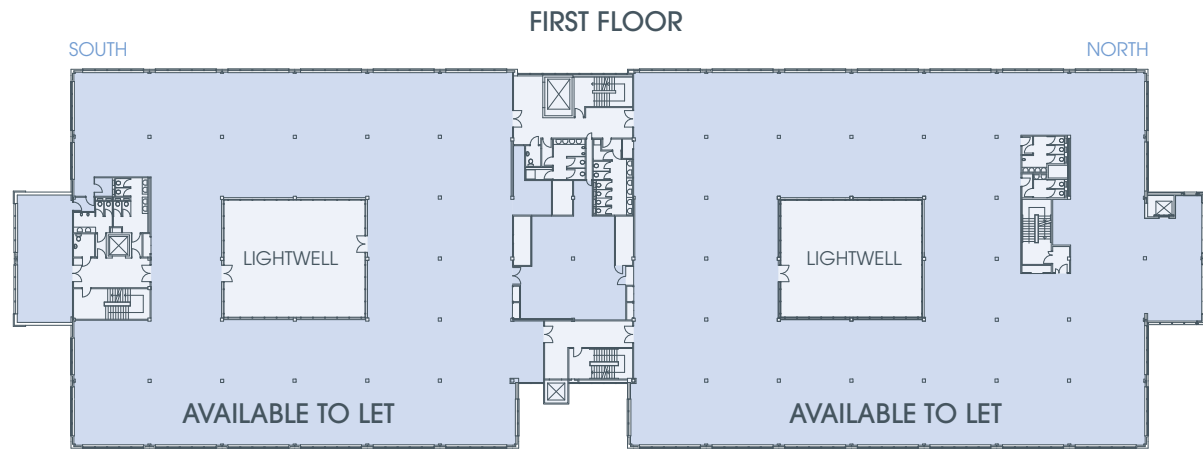
OFFICE SPECIFICATION

- Full access raised floors – average clear void 200mm
- Suspended ceilings
- Category 2 lighting
- 2 pipe fan coil air-conditioning system (based on 1 person per 7.5 sq m)
- Floor to ceiling height –
Ground floor 2.9 m
First floor 2.75 m
- 170 car parking spaces (1:310 sq ft)
- New high quality southern entrance reception area
- Emergency back-up generator on site





FLOOR PLANS



	SOUTH	NORTH
SECOND FLOOR	Let to Getronics	Let to Getronics
FIRST FLOOR	16,165 sq ft (1,502 sq m)	18,194 sq ft (1,691 sq m)
GROUND FLOOR	18,584 sq ft (1,726 sq m)	Let to Computacenter
TOTAL AVAILABLE	52,943 sq ft (4,919 sq m)	

CENTRIC MK

Foxhunter Drive
Linford Wood
Milton Keynes
MK14 6GE

www.centricmk.com

TENURE

Leasehold, flexible terms available

TIMING

Available for immediate occupation

LETTING AGENTS

For further information please contact:



SAVILLS

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