

KENTS HILL
BUSINESS PARK

MILTON KEYNES

GRADE A OFFICE SPACE WITH UNIQUE ON-SITE FACILITIES

Kents Hill Business Park is a unique combination of high-quality office space and unrivalled on-site amenities.

The available suite is on the ground floor of the K2 building providing 13,411 sq ft of open plan office space with excellent natural light and floor to ceiling heights.

As a location, Kents Hill Business Park also features award-winning landscaping and access to unrivalled on-site amenities. The unique, campus-style environment boasts an on-site hotel, international conference centre, food plaza and health centre.

This combination of premier office space and outstanding on-site facilities offers the ultimate work-life balance, in which your business and staff can flourish.



GRADE A OFFICE SPACE OF
UP TO 13,411 SQUARE FEET



Previous tenant's fit out





Previous tenant's fit out



Previous tenant's fit out

K2 Part Ground Floor



60 allocated parking spaces 1:224 sq ft



Energy efficient PIR controlled LED lighting



Covered cycle racks



VRF air conditioning system



EPC B



Landscaped courtyard garden area



Raised access floor & Electrak power distribution



Showers



Open plan, flexible work space



Demised male and female WCs

AMENITIES

There are a range of amenities within the vicinity of Kents Hill Business Park:

- **Conference Centre with café/restaurant** - The Conference Centre has over 70 meeting rooms holding up to 600 people and offer free Wi-Fi, 450 parking spaces and great technology to support your learning environment.
- **Nuffield Gym** - The Nuffield Centre has a state-of-the-art gym which has over 40 stations with cardiovascular machines, resistance machines and free weights, a pool to take a leisurely swim or relax in the sauna. A sports hall is also available for hire for a range of activities, as well as the opportunity to join in over 40 different fitness classes.
- **Kingston Centre** - Within 20 minutes walk or 6 minutes drive is the leading shopping centre in Milton Keynes with top high street brands and shops, supermarkets, popular cafes and restaurants.





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|-------------------|-----------|
| M1 (Junction 14) | 3.5 miles |
| M25 (Junction 21) | 29 miles |
| M40 | 32 miles |
| Luton | 19 miles |
| Oxford | 34 miles |
| Cambridge | 45 miles |
| Central London | 50 miles |



| | |
|-----------------------|------------|
| London Euston | 34 mins |
| Birmingham New Street | 54 mins |
| Manchester Piccadilly | 1h 37 mins |
| Oxford | 1h 54 mins |



| | |
|-------------------------|----------|
| Luton Airport | 20 miles |
| London Heathrow Airport | 46 miles |
| London Stansted Airport | 50 miles |
| London City Airport | 53 miles |
| London Gatwick Airport | 72 miles |

Occupiers on the park include:

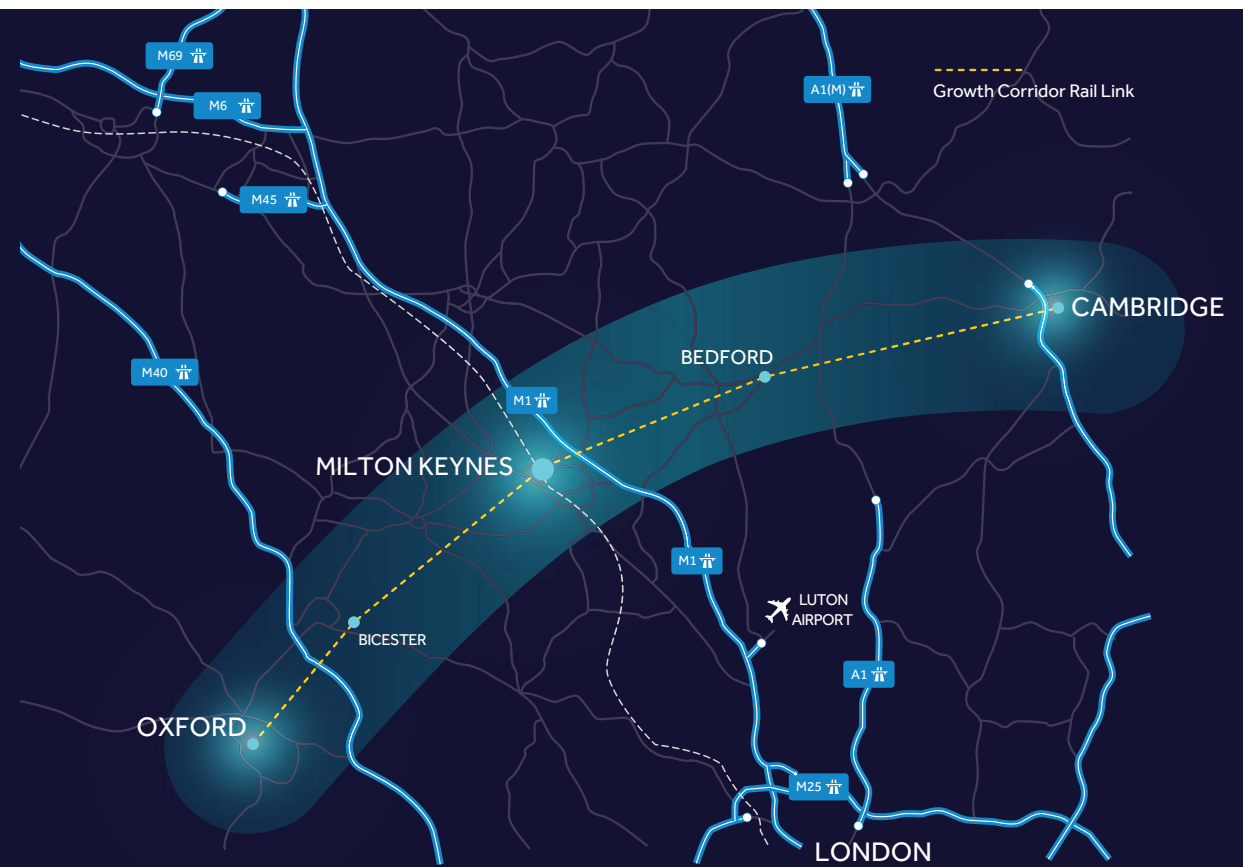


LOCATION

Milton Keynes is an affluent South-East town located approximately 52 miles north-west of Central London and 71 miles south-east of Birmingham. It is one of the South East's principle commercial centres and has been acknowledged as a significant location for product growth and national innovation by the UK government.

The town had a primary catchment population of 287,000 in 2021 (Source: ONS) and is one of the most successful (per capita) economies in the South East. The Centre for Economics & Business Research suggests that Milton Keynes is predicted to see its economy become the fourth fastest growing over the next 12 months, increasing year-on-year by 3.3% and adding £500m to the size of its economy.

Milton Keynes is home to several national and international companies – including the UK headquarters of Domino's Pizza, Mercedes-Benz, Network Rail, Red Bull Racing and Santander. Other major office occupiers include KPMG, PWC, and Deloitte.



3.7 million

Approximate number of people housed within the Growth Corridor



136,000

private sector jobs in Milton Keynes in 2020



Under 1 hour

To London and Birmingham by train

GROWTH CORRIDOR

The arc between Oxford and Cambridge is famously recognised as the area with the greatest growth potential outside London.

Supported by two world renowned university clusters, combined with a concentration of high value employment, it has an amalgamation of activity and asset not found anywhere else in the UK. Productivity within the region was 3% above the national average, with Milton Keynes being circa 45% higher than the national average outside London.

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EPC Rating

B-49

Outgoings

Full details of all occupational costs are available on request.

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