

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 up to 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 FROM
4,661 - 13,411 SQUARE FEET





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



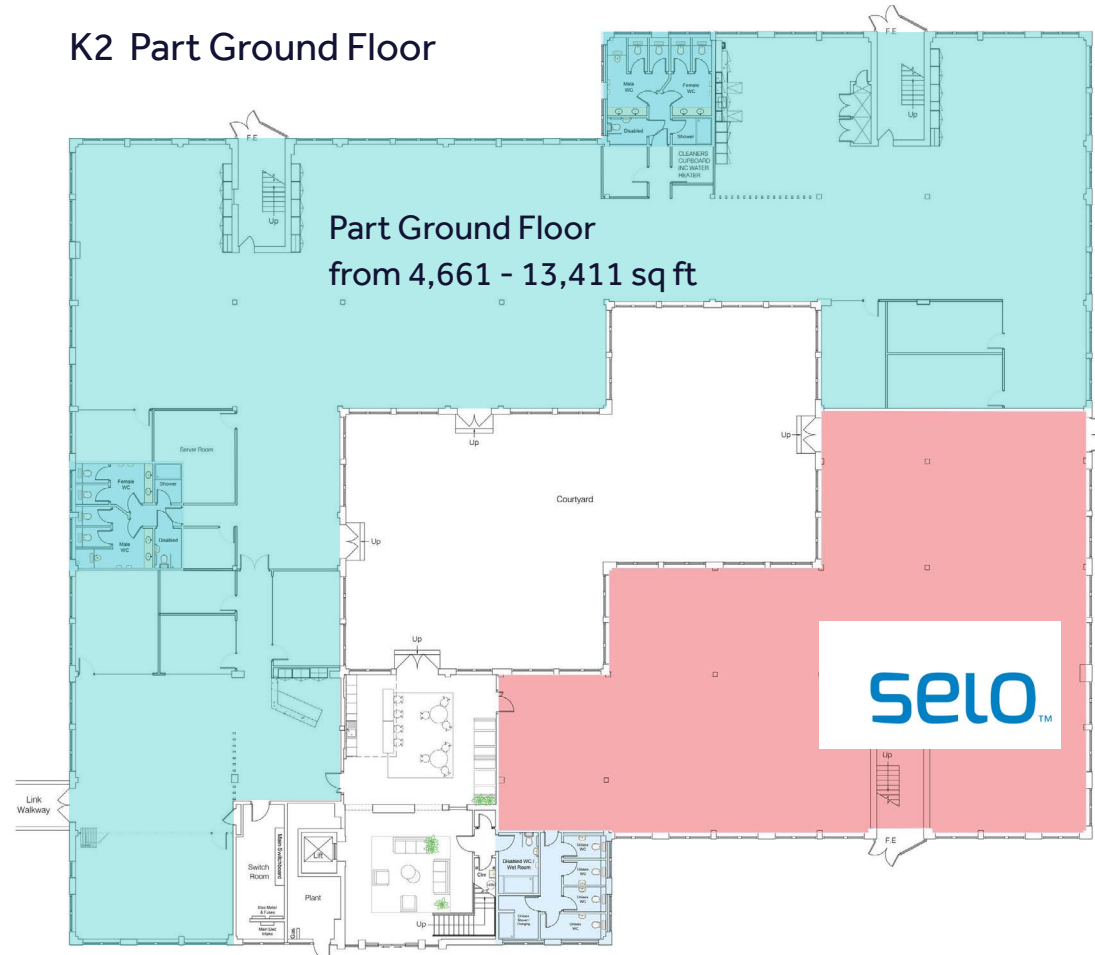
Open plan, flexible work space



Demised male and female WCs

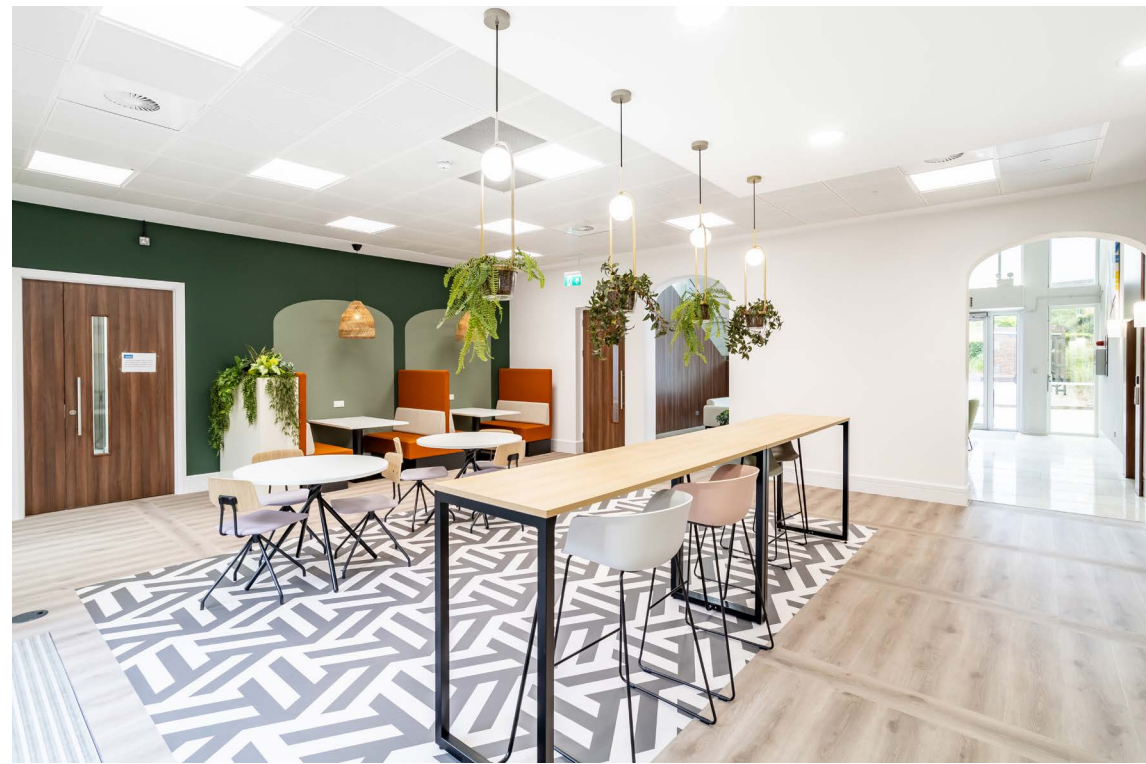


K2 Part Ground Floor



The reception has been remodelled with two openings onto a new communal business lounge with excellent natural light, kitchenette, breakout space and booths.

The suite benefits from a reception desk, a spacious town hall area, board room, 6 meeting rooms, server room, Cat 6a data cabling, floor boxes to an open plan layout, a large fitted kitchen and break out area.



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:

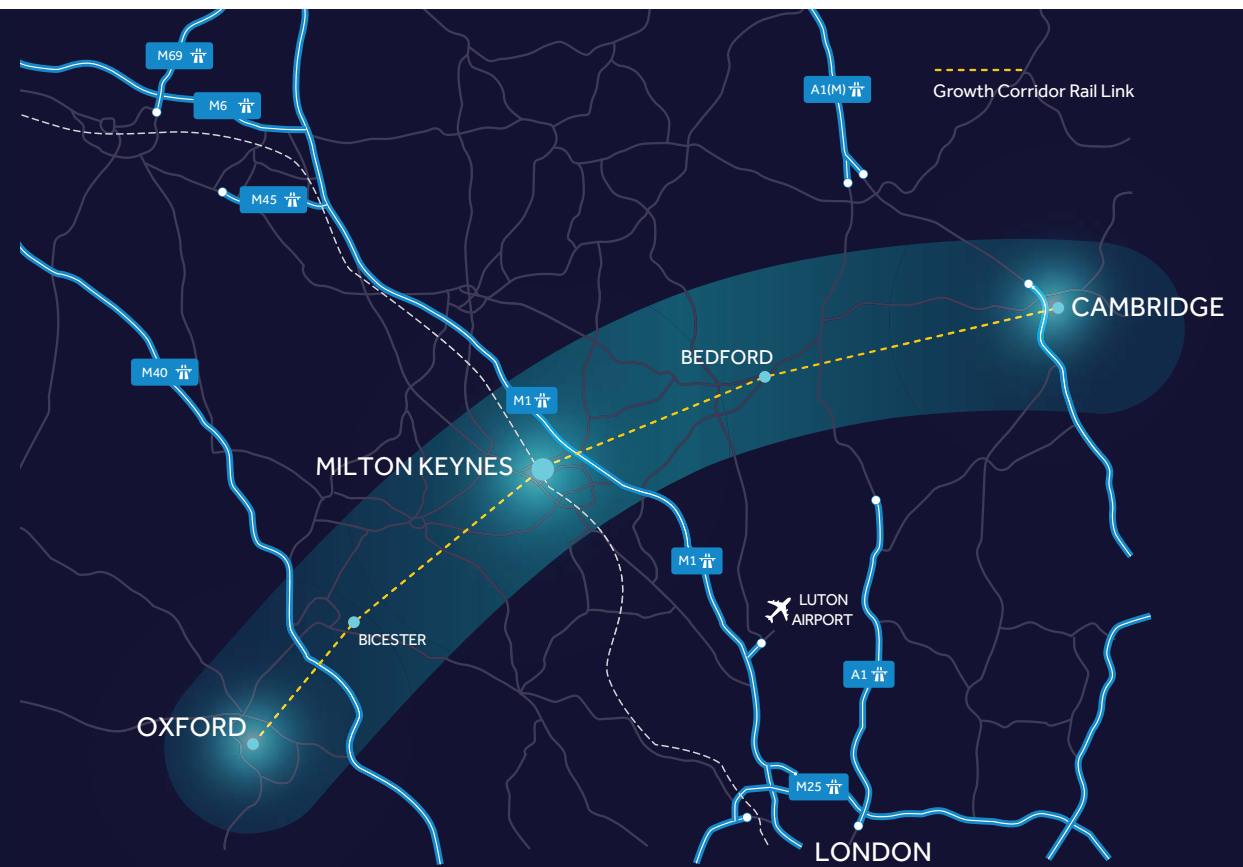


LOCATION

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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