

TO LET



Birch House

WOODLANDS BUSINESS PARK . MILTON KEYNES . MK14 6EY



BIRCH HOUSE

MODERN REFURBISHED OFFICE BUILDING TO LET
FROM 4,916 - 10,068 SQ FT



Birch House



Comprehensively refurbished two storey office building



Good environmental credentials: EPC B



Bright open plan floorplates



New suspended ceilings with LED lighting



New VRF heat recovery and air conditioning



Impressive double height reception



Refurbished WCs



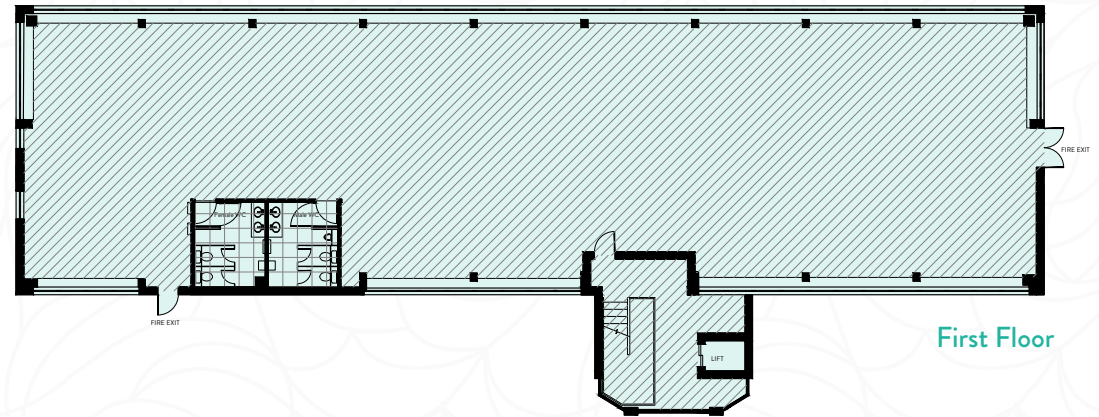
Four EV charging bays



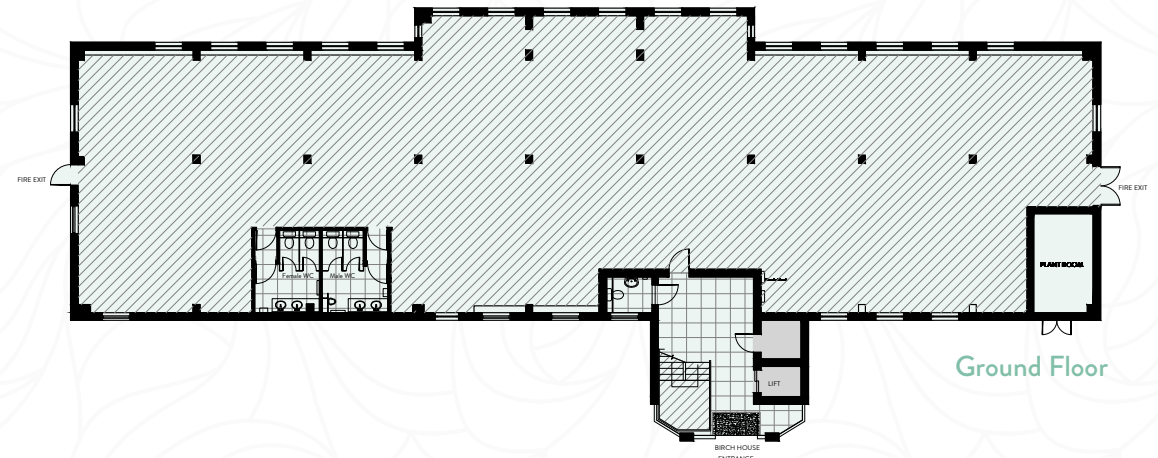
Cycle Storage



Generous car parking at a ratio of 1:288 sq ft



First Floor



Ground Floor

ACCOMMODATION

The offices are available as single floorplates or as a self-contained building providing occupiers with **4,916 – 10,068 sq ft.**

NET INTERNAL AREAS	SQ FT	SQ M
FIRST FLOOR	5,152	479
GROUND FLOOR	4,916	457

Car Parking 35 Allocated Spaces



4,916 - 10,068 sq ft

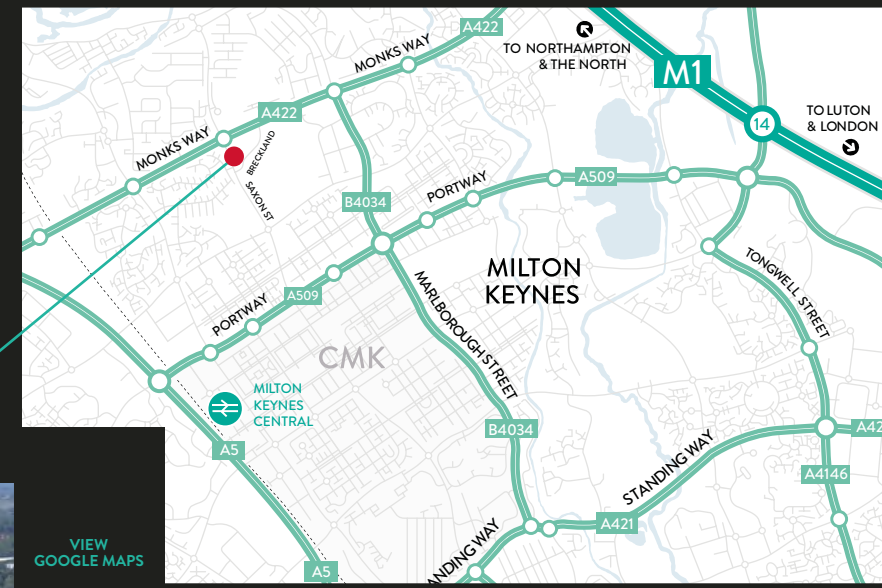
GROUND AND FIRST FLOOR OFFICES

LOCATION

Situated on Woodlands Business Park, Birch 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.

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VIEW
GOOGLE MAPS

A5 DRIVE TIME
5 MINUTES

← CENTRE:MK DRIVE TIME 5 MINUTES
⇒ MK CENTRAL DRIVE TIME 6 MINUTES



V7 SAXON STREET

NEW
VILLAGE
HOTELS
DEVELOPMENT



H3 MONKS WAY



M1 (J14)
DRIVE TIME 10 MINUTES





TERMS

Upon Application.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the joint agents.

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