

juniper

STUNNING BEST IN CLASS OFFICES IN MILTON KEYNES
WITH EXCELLENT GREEN CREDENTIALS

WOODLANDS BUSINESS PARK | MILTON KEYNES | MK14 6ES

www.woodlandsmiltonkeynes.co.uk



A BRAND NEW HEADQUARTERS OFFICE BUILDING SET IN A HIGH QUALITY LANDSCAPED ENVIRONMENT



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Three pipe VRF air conditioning



Fully accessible and carpeted raised floor – 150mm void



9.0m x 7.5m structural grid



1.5m planning grid



2.7m clear floor to ceiling height



Designed for occupancy of 10m² per person



Two passenger lifts



Exposed services or suspended ceiling grid finishes available



LG7 compliant LED lighting with PIR sensors



Parking ratio = 1:254 sq ft

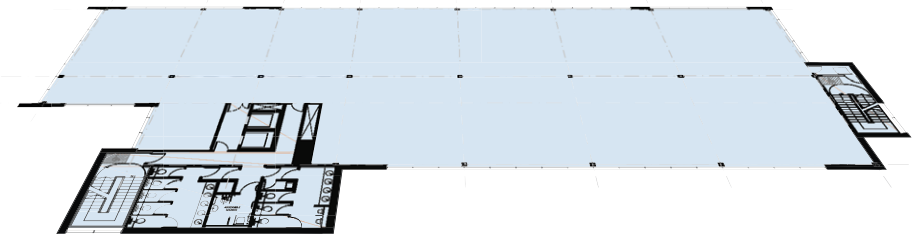
BREEAM®

BREEAM target 'Outstanding'

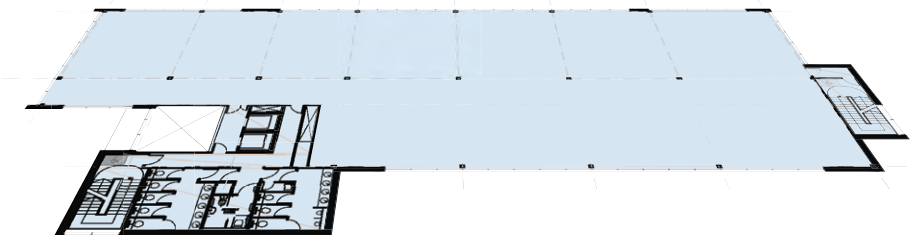


EPC target rating A/B

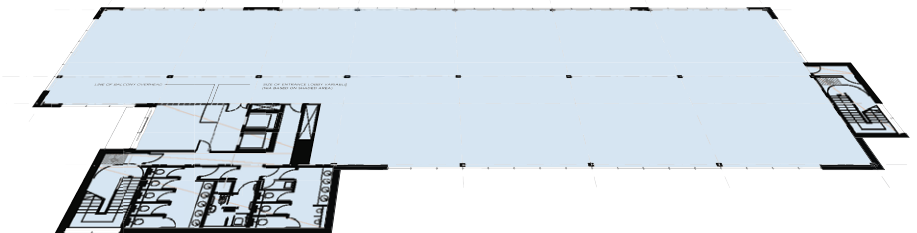
Second floor



First floor



Ground floor



Floor areas (Approximate IPMS)

Ground Floor	7,696 sq ft	715 sq m
First Floor	7,696 sq ft	715 sq m
Second Floor	7,900 sq ft	734 sq m
Total	23,292 sq ft	2,164 sq m

Car parking

Parking spaces	111
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HIGH QUALITY OFFICE SPACE FROM 7,696 - 23,292 SQ FT



the park

Woodlands Business Park was Milton Keynes' first business park, situated adjacent to the ancient woodland of Linford Wood.

The site has evolved and diversified and is now home to a range of occupiers including Leica Microsystems, White Clarke Group, BP Chargemaster, Mears, Ipsos Retail Performance and MBA Consulting Engineers.

Juniper will meet the requirements of modern occupiers with sustainability high on the agenda with the building aiming for a BREEAM 'Outstanding' rating.

The Masterplan allows flexibility to deliver a range of building sizes up to 23,000 sq ft.

Delivering Your Building

Juniper will be built to a high specification with energy efficiency high on the agenda, fulfilling national sustainability ambitions.

Woodlands Park has a team of experienced consultants ready to deliver a workspace that matches your vision. With fully serviced plots available we can move quickly through detailed design and planning. Your office will be built to the highest specification with flexibility at the heart of our design and build process.

Our 5 stage programme

1	Design	2	Commitment	3	Planning and procurement	4	Construction	5	Occupation
We work with the best professionals in the industry and will provide the perfect building for your company		We provide the land, the capital and the expertise to deliver from beginning to end		We submit a detailed planning application, tender the works and appoint a contractor		We build your accommodation to the agreed specification ready for you to move in		We can manage your office fit-out to ensure the project is delivered to meet your requirements	

Programme timeline from agreement to handover

Woodlands D&B timetable	Months 1-3			Months 4-6			Months 7-9			Months 10-12			Months 13-15			Months 16-18		
Agree Heads of Terms																		
Detailed design	→																	
Reserved matters planning		→	→															
Agree legal documentation		→	→															
Tender period		→	→															
Construction				→	→	→	→	→	→	→	→	→	→	→	→	→	→	→
Fit-out and occupation																→	→	→

Our timeline for design and build projects is 18 months; a typical industry timeline is 24-36 months.

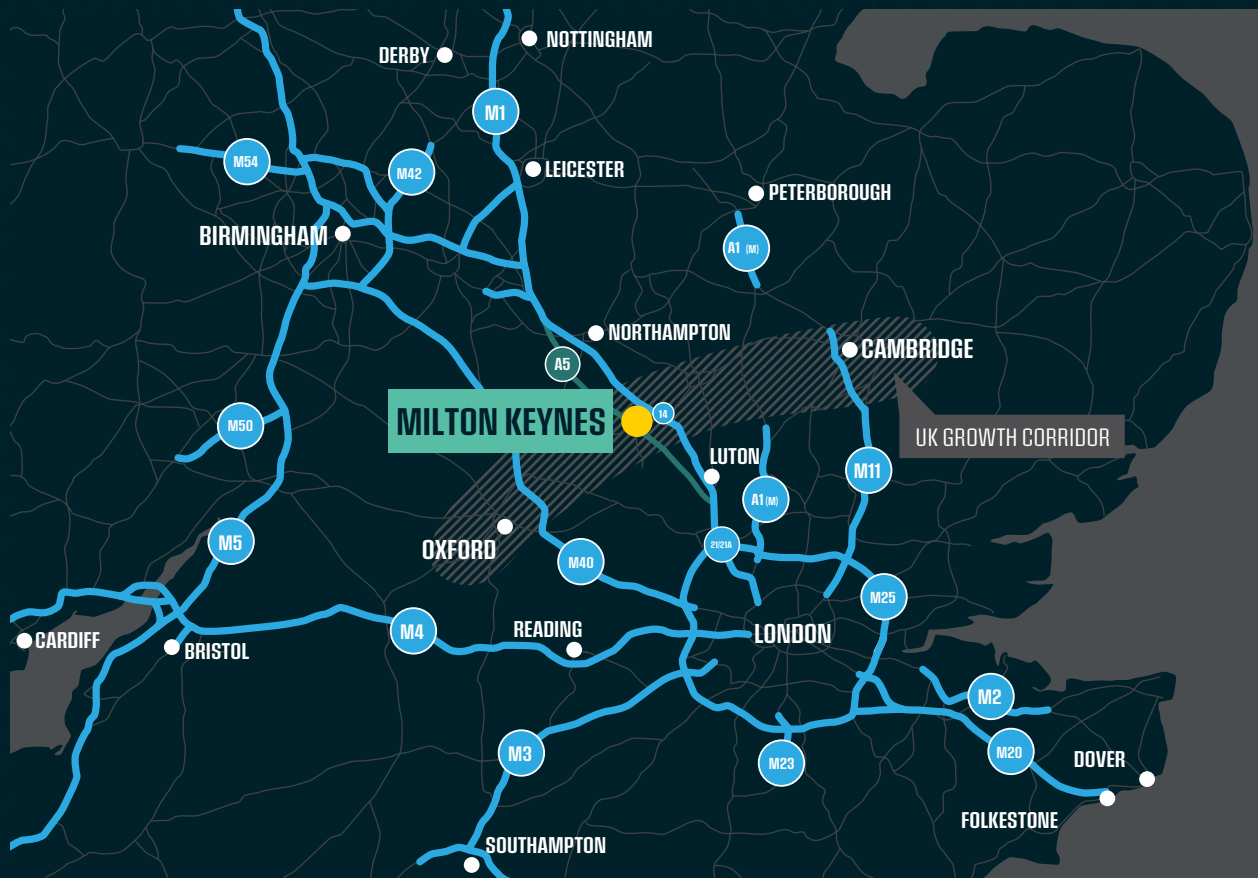


location

Milton Keynes is located at the centre of the UK between London, Birmingham, Oxford and Cambridge. Just 30 minutes by train from Central London, Milton Keynes offers global businesses the opportunity to thrive in an environment with fantastic connectivity. Milton Keynes is at the centre of the Oxford to Cambridge transport corridor and there are four international airports that can be accessed within 90 minutes.

Milton Keynes is one of Britain's fastest growing Cities by population with outstanding sports and leisure facilities including the most successful Theatre outside of London. The Centre:MK (a five minute drive from Woodlands Business Park) is also a top 10 retail destination in the UK with flagship retail stores including John Lewis, Apple, GAP, Harrods Beauty and Hollister, and many restaurants and cafes including Brasserie Blanc, Marco Pierre White, Middletons and Akasaka.

[VIEW GOOGLE MAPS](#)



Rail

London Euston	34 mins
Birmingham New Street	53 mins
Manchester Piccadilly	98 mins

Source: National Rail Enquiries



Road

M1 Junction 14	5 mins
M25 Junction 21	35 mins
Central London	50 mins
Central Birmingham	70 mins
Oxford	60 mins
Cambridge	65 mins

Source: The AA



Airports

London Luton	35 mins
Birmingham International	65 mins
London Heathrow Airport	60 mins
East Midlands	65 mins
London Stansted	70 mins

Source: The AA



THE BUILDING WILL BE LOCATED WITHIN ONE OF THE UK'S FASTEST GROWING CITY'S, AMONGST AN ARRAY OF NATIONAL OCCUPIERS.
A PRIME LOCATION SITUATED WITHIN A SHORT DISTANCE TO THE UK'S MAJOR MOTORWAY AND RAIL NETWORK.



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Terms

Upon application.

Viewings

Strictly by appointment through the joint agents.

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