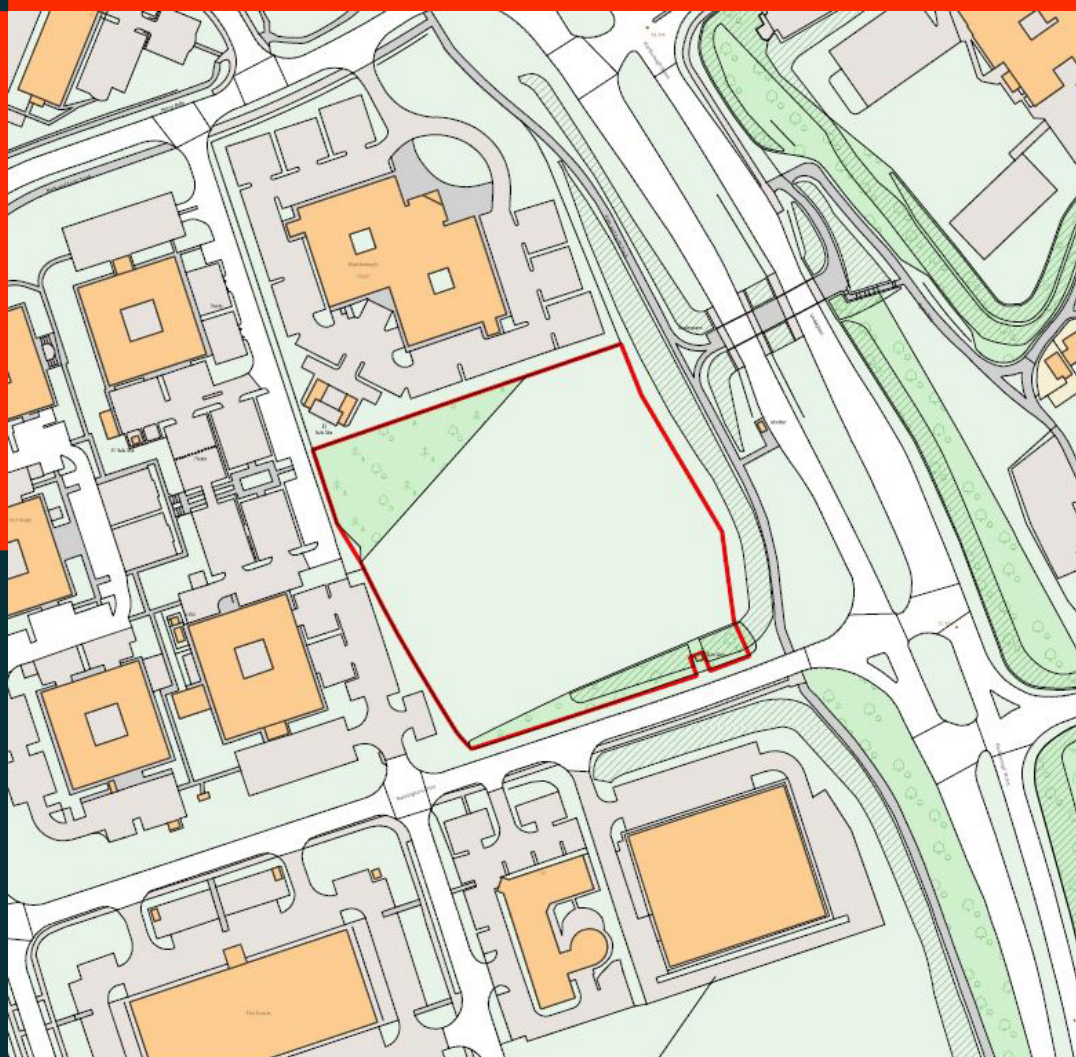


## All Enquiries

Proposed Commercial Development, Rockingham Drive  
Linford Wood, Milton Keynes MK14



### Contact

Mark Frostick – 07785 522958  
mark.frostick@rapleys.com

Tim Richards – 07917 032674  
tim.richards@rapleys.com

## Location

The site is prominently located in the Linford Wood area of Milton Keynes on the corner of Marlborough Street (B4034) and Rockingham Drive. Milton Keynes City Centre is approximately 1 mile south of the subject site and Linford Wood Business Park, the largest business park in Milton Keynes is adjacent.

Milton Keynes is strategically located midway between London and Birmingham and benefits from good road communications via J14 M1 motorway. Central Milton Keynes and Milton Keynes Train Station are a short drive from the subject site and provide direct access to London Euston.

## Description

The site comprises a 1.4 ha (3.45 ac) parcel of undeveloped land.

Our client is considering developing the site for commercial uses.

## Planning

The site is designated as Employment land and is therefore suitable for uses under Class E (g) (i-iii) – Offices and light industrial.

The development is in the design stage therefore individual occupier's requirements will be considered.

## Tenure

Leasehold

## Terms

We are inviting prospective occupiers to submit expressions of interest detailing the following:-

- Floor area requirements;
- Handover specification needed;
- Indication of lease terms;
- Indicative rent proposal

## Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Tenants. Prospective Tenants will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

## Viewing

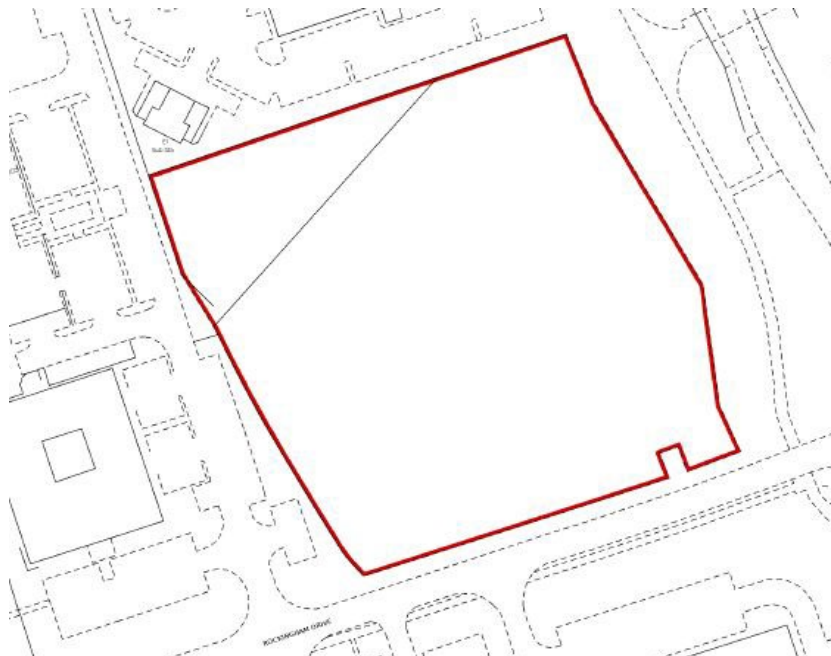
The site can be seen from the roadside.

## Prominent new development

**Located in the busy Linford Wood Area of Milton Keynes**

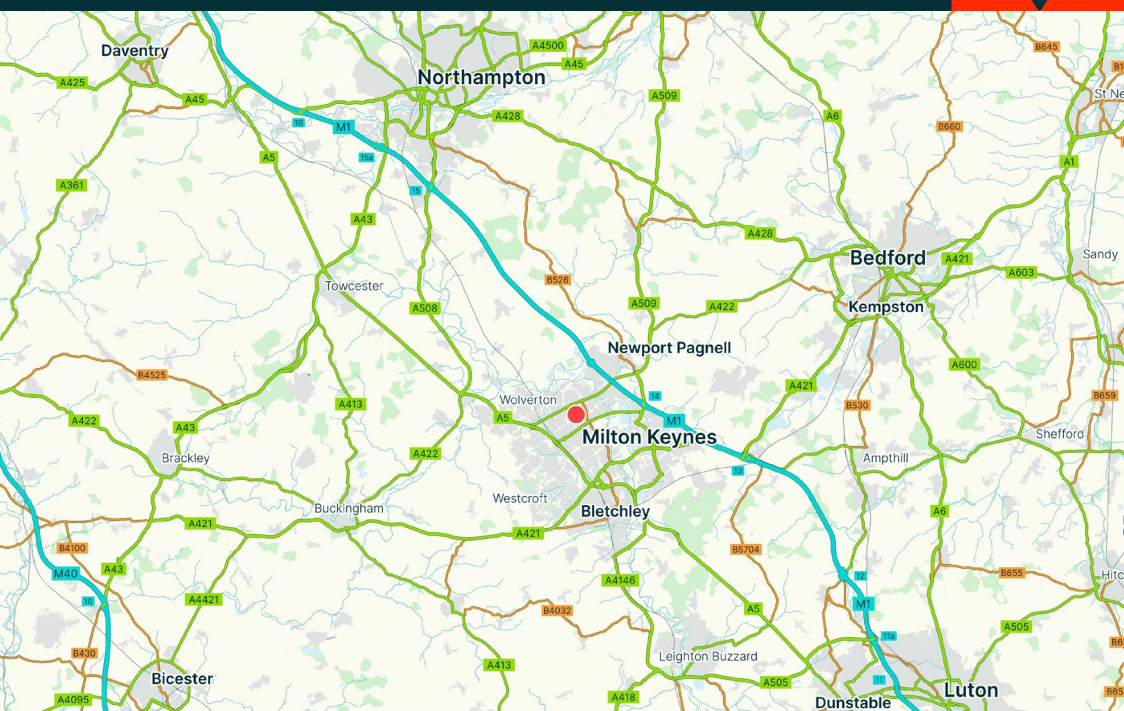
**Circa 1 mile north of Milton Keynes City Centre**

**Pre-let enquiries invited**



1.4 Hectares  
(3.45 acres)





For further details contact:  
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mark.frostick@rapleys.com  
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