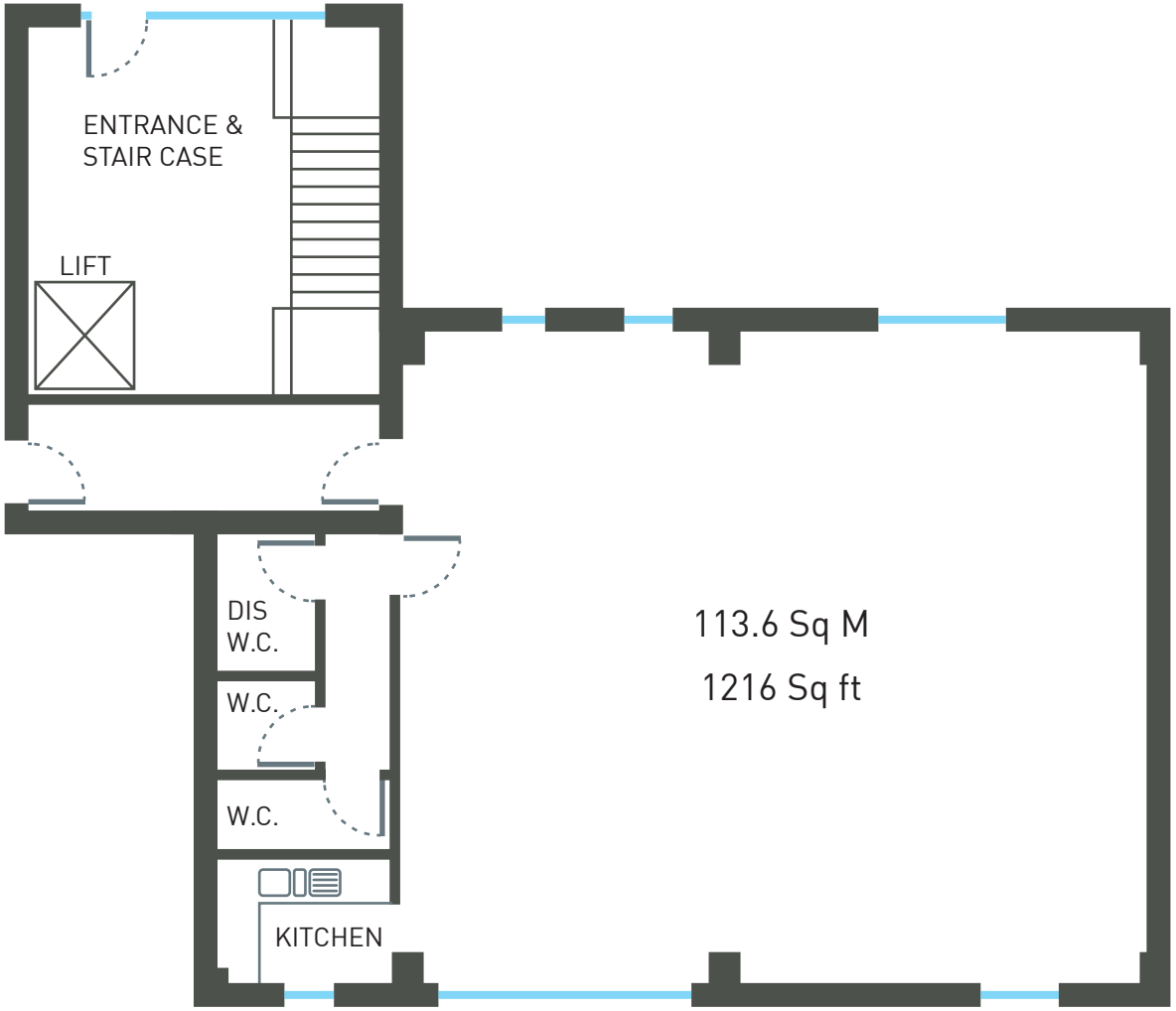
Lodge
Farm
Business Centre
Castlethorpe,
Milton Keynes
MK19 7ES
Waterside Barns | Unit 46
New Build | 1216 sq ft
Available immediately
www.lodgefarmbc.co.uk
46
47

Floorplan | Unit 46

Unit 46 is part of the new 'Waterside Barns' development. Completed in May 2022 this versatile space has far reaching views across the adjacent lake.

Built of brick and stone, with lots of interesting details, unit 46 can become your prestigious workplace on the outskirts of Milton Keynes. This unit will ideally suit businesses looking to locate to Milton Keynes, or you might already be in Milton Keynes but feel the time is right to move to a more natural setting with stronger green credentials.

The inside has been completed to a very high standard and enjoys an open plan space, but for the right tenant we will consider creating a space tailored to your business. This might include constructing individual offices or meeting rooms, or creating a cordoned off area to combine offices and storage/ pick & pack. With nearly 114 sqM at your disposal, now is your chance to create a unique space that fits your organisations needs for today and beyond.



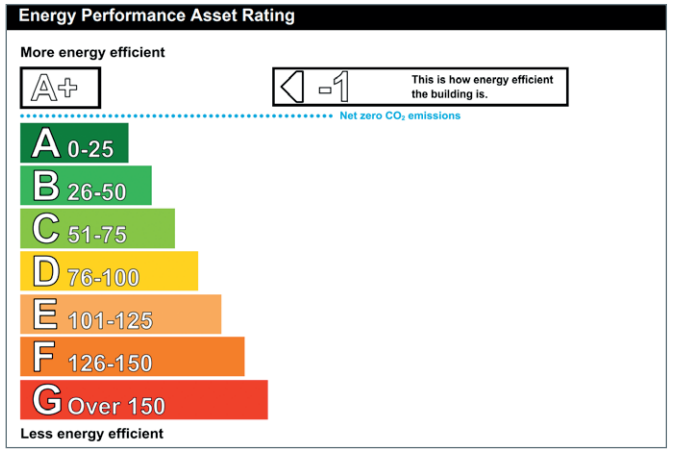
Lodge Farm green credentials

Business can be tough and with many brands choosing partners based on their green credentials, and the qualities that show they believe it is important to protect the natural environment, here is your chance to really shine in a carbon neutral building.

Unit 46 is brand new, and was built on the site of an old corrugated metal industrial building. Being new from the ground up, using the latest methods and materials, has ensured an exceptionally high **A+ energy performance certificate.**

The Waterside Barns development is in the 1% of buildings that meet the A+ rating for energy performance.

There are few companies that can claim that nearly their entire electricity consumption has been generated by a solar farm just metres away. Your space stays beautifully warm in the winter (the walls are packed with insulation) and cooled as required in the summer, thanks to the air source heat pump servicing this complete new development. This really is green business energy!



Recycling

Our private arrangement for rubbish disposal ensures that whatever can be recycled is.

Landscape

With a history in farming, we really understand the need for us to work in harmony with nature – and this is reflected across the site in our landscaping schemes.

Solar Farm

Our own solar farm means that on many days all the electricity used across the business park is from solar – and we often generate a surplus to put back into the grid.

Heat Pump

Unit 45 is heated using a low carbon air source heat pump. On particularly cold days the heating is automatically 'topped up' by LPG, but the units are so well insulated this will rarely be needed.

Charging Points

We have new electric car charging points and plans to include more. Charge your car whilst at work – knowing the electricity has likely been generated from our own solar farm.

Lake

Our lake is a haven for wildlife both in the water and in the reeds on the banks. The dedicated footpath and benches make it a great spot to stroll round, or sit and enjoy lunch outside on the adjacent lawns!

Location & History

Positioned on the outskirts of the village of Castlethorpe, Milton Keynes.

The site was originally the heart of the farm (which today farms over 600 acres) and many of the buildings originally were barns or grain stores.

A number of the buildings retain their original features, and we have carefully over time added buildings using natural stone and brick, which seamlessly blend with the original structures.

Travelling by train

The fast service from Milton Keynes means you can be in London Euston in under 35 minutes. Wolverton station (just 5 minutes away) offers services to London Euston and Birmingham.

Milton Keynes

Less than 15 minutes by car, you can quickly reach central Milton Keynes with its vast shopping experience, big brand hotels, quality restaurants and leisure facilities.

Bike Storage

There is onsite covered bike storage bays across the site.

Car Parking

Parking is often an issue, particularly in central Milton Keynes. Here at Lodge Farm Business Centre we have created over 230 assigned and visitor parking spaces – all free of charge. Parking is never an issue, making it easy for both staff and visitors.

Other details

Security for every business is important. Unit 46 will have a modern alarm system, installed & serviced by us, and this is complemented by our site wide CCTV. There is only one access road into the business centre, and this is controlled by a gate which automatically closes in the evening and reopens in the morning. A keypad entry system means that you can work late if you wish or access your unit at the weekend.

Inclusive Rent Policy

The premises will be subject to a full fit-out on agreement of terms and our 'inclusive rent policy' of £25000 includes many items you would normally pay additionally for:

- Air Conditioning & maintenance
- Buildings insurance
- Alarm system, servicing and site wide CCTV
- Fair refuse disposal
- Fair water usage
- Landscaping & site maintenance
- Allocated parking
- Free non-allocated parking for all staff & visitors
- Fibre broadband up to 25mb (other packages by agreement)
- Two exterior window cleans per annum

Contact to View

To view please contact Philip Sawbridge on **07939 136646** or email **enquiries@lodgefarmbc.co.uk**

www.lodgefarmbc.co.uk