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**DAVY AVENUE**  
**KNOWLHILL | MILTON KEYNES | MK5 8PB**

## **WAREHOUSE/OFFICE PREMISES TO LET**

**12,865 sq ft / 1,195 m<sup>2</sup>**

- Prime location close to Milton Keynes Central station and A5
- Headquarters warehouse/office premises
- Warehouse with 7m clear internal height
- Air-conditioned two-storey office space
- Roof mounted photovoltaic solar panels
- 5,812 sq ft warehouse/7,053 sq ft office and ancillary



## Location

Knowlhill is a major employment area located 0.75 miles to the South-West of Central Milton Keynes and accessed from the H6 Childs Way, H7 Chaffron Way and V4 Watling Street.

Development is predominantly high quality detached buildings purpose-built for owner occupation. Notable occupiers in Knowlhill include NHBC, Leica, Routeco plc, British Standards Institution and EMW Law.

## Description

The property was constructed in 2003 to a high quality specification to provide headquarters accommodation for two owner-occupiers. The available premises are approximately one-third of the whole building.

The property is of steel portal frame construction with elevations clad in colour coated steel micro-rib panels and feature double glazed curtain walling to the office entrance area. There are 27 car parking spaces and a rear service yard.

The production area has an electrically operated sectional service door and has a clear minimum internal height of 7m, rising to 7.7m at the apex of the frame.

The warehouse/production area benefits from a good level of natural light from windows to the side elevation, a three phase electricity supply, 200mm reinforced concrete floor slab, sodium low-bay lighting and gas warm air blower heating. Two mezzanine floor areas provide additional storage space of 195 sq m (2,099 sq ft). There is also a photo-voltaic solar panel installation.

Office accommodation is arranged to the front of the premises at ground and first floor levels and benefits from air-conditioning, carpeting or laminated wood flooring, kitchen facilities, and male and female toilet facilities.

## Energy Performance Certificate

The EPC can be downloaded by clicking here:

## Rent

£130,603 pa exclusive, payable quarterly in advance.

The property is available by means of a new full repairing lease for a term to be agreed.

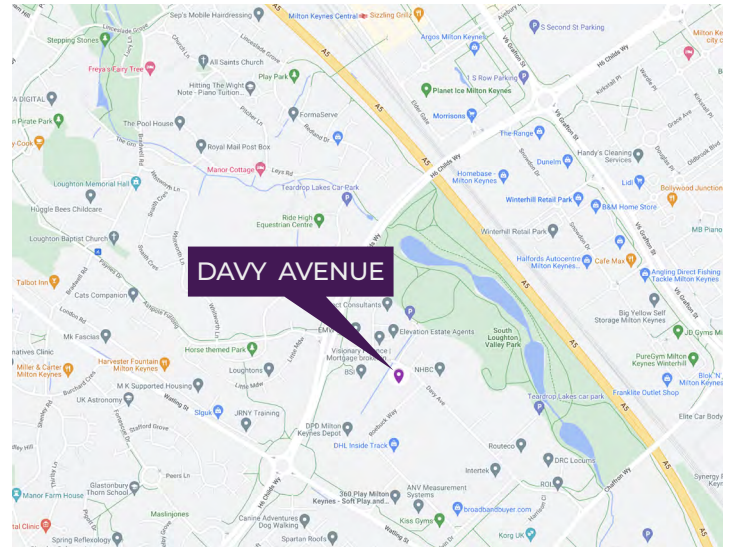
## VAT

All rents, prices and premiums are stated exclusive of VAT.

## Business Rates

Property Address	Rateable Value 2023	Estimated Rates Payable
Davy Avenue	£85,500	£43,776

Interested parties should contact Milton Keynes Council to verify the amount of business rates payable (Tel: 01908 253794).



## Floor Areas

	Gross Internal floor area (m <sup>2</sup> )	Gross Internal floor area (sq ft)
Warehouse / production area	540 m <sup>2</sup>	5,812 sq ft
Ground floor office / ancillary	312 m <sup>2</sup>	3,358 sq ft
First floor office / ancillary	343 m <sup>2</sup>	3,695 sq ft
<b>TOTAL</b>	<b>1,195 m<sup>2</sup></b>	<b>12,865 sq ft</b>
Storage/mezzanine floors	195 m <sup>2</sup>	2,099 sq ft

## Viewing and further information:

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