

FOR SALE - OFFICE



14 Davy Avenue, Knowlhill, Milton Keynes MK5 8PL

5,540 SqFt (514.67 SqM)

£1,100,000 plus VAT

Two storey office building for sale

- Raised flooring
- Suspended ceilings
- Capable of separate occupation
- Glazed meeting rooms to ground floor

Location

Situated in the well established employment area of Knowlhill, the property occupies a prominent position fronting Davy Avenue and is within 5 minutes drive of Central Milton Keynes. The property benefits from excellent transport links with Milton Keynes Railway Station in close proximity and Junction 13 and 14 of the M1 motorway also nearby.

Description

Developed by Hampton Brook in c. 2008, the property offers a high quality prominent modern office building with a good parking provision of 21 spaces to the front of the building. Benefitting from LED lighting, raised flooring and air conditioning, the building provides two floors of c. 2,700 sq ft together with WC's and kitchenette to each floor, lending it to be occupied as a whole or as individual floors.

Tenure

The premises are to be sold Freehold at a guide price of £1,200,000 plus VAT.

VAT

VAT applicable.

Business Rates

Rateable Value – £69,000. Interested parties are advised to contact the relevant Local Authority.

EPC

TBC

Accommodation

The office accommodation comprises of two storey, open plan offices with meeting rooms, kitchens to both floors and open plan in nature. The property has male, female and disabled WC's and it comprises the following specification, 8 person passenger lift, raised access floors, server room, LED lighting, suspended ceilings and CAT 5 cabling.

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition.

Accommodation	Sq M	Sq Ft
Total Area	514.67	5,540

Areas quoted are approximate and should not be held as 100% accurate.

Viewings

For viewings and further information please contact:

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