



ROUTECO HOUSE

DAVY AVENUE | KNOWLHILL | MILTON KEYNES | MK5 8HJ

TO LET

DETACHED HEADQUARTERS OFFICE / WAREHOUSE BUILDING

44,240 SQ FT (4,110 M²) + MEZZANINE



welcome



landmark headquarters premises in the heart of milton keynes

Routeco House provides a rare opportunity to occupy a detached headquarters facility combining high-quality office accommodation with a substantial warehouse and production area.

Constructed to a bespoke specification, the property delivers an exceptional corporate image through its striking glazed elevations, full-height atrium and landscaped surroundings, whilst providing the operational functionality required by modern occupiers.

Located within the established Knowlhill Business Park, Routeco House benefits from excellent connectivity to Central Milton Keynes, the M1 motorway and Milton Keynes Central railway station.



a landmark building in a landscaped setting

Occupying a prominent position on Davy Avenue, Routeco House forms one of the most distinctive headquarters buildings within Knowlhill.

Developed in 2005, the property comprises a detached two-storey office building linked directly to a modern warehouse and production facility.

The building combines high-quality architecture with practical operational space, making it suitable for headquarters offices, technology businesses, research and development occupiers, advanced manufacturing and production uses.



Detached headquarters facility



Prominent business park location



95 private parking spaces



Secure service yard



Adjacent parkland setting



1.5 miles from Milton Keynes Central



Full-height glazed atrium reception



Air-conditioned office accommodation

impressive office environment



The office accommodation is arranged over two floors around a striking full-height glazed atrium which creates a bright and welcoming arrival experience.

Extensive glazing to both elevations floods the building with natural light, while flexible floorplates provide a combination of open-plan workspace, meeting rooms and collaborative breakout areas.

Designed to support modern working practices, the offices offer an excellent balance of functionality, comfort and corporate presence.

**TWO-STOREY
OFFICES** 26,264 SQ FT (2,440 M²)



warehouse & logistics capability

The warehouse provides highly functional accommodation capable of supporting a wide variety of operational requirements.

Constructed around a steel portal frame, the space benefits from excellent loading facilities, strong natural light and generous internal clear heights.

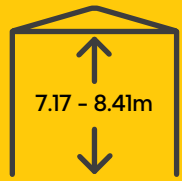
An additional mezzanine level provides further storage or operational flexibility.



PRODUCTION/WAREHOUSE AREA

17,976 SQ FT (1,670 M²)

WAREHOUSE MEZZANINE 6,232 SQ FT (579 M²)



Eaves height rising
from 7.17m - 8.41m



Mezzanine floor of
6,232 sq ft



Goods lift serving
mezzanine



LED lighting



Gas warm-air
heating



Ancillary warehouse
offices



2 level access
doors



1 dock loading door



Loading canopy



Secure service yard

built for efficient operations





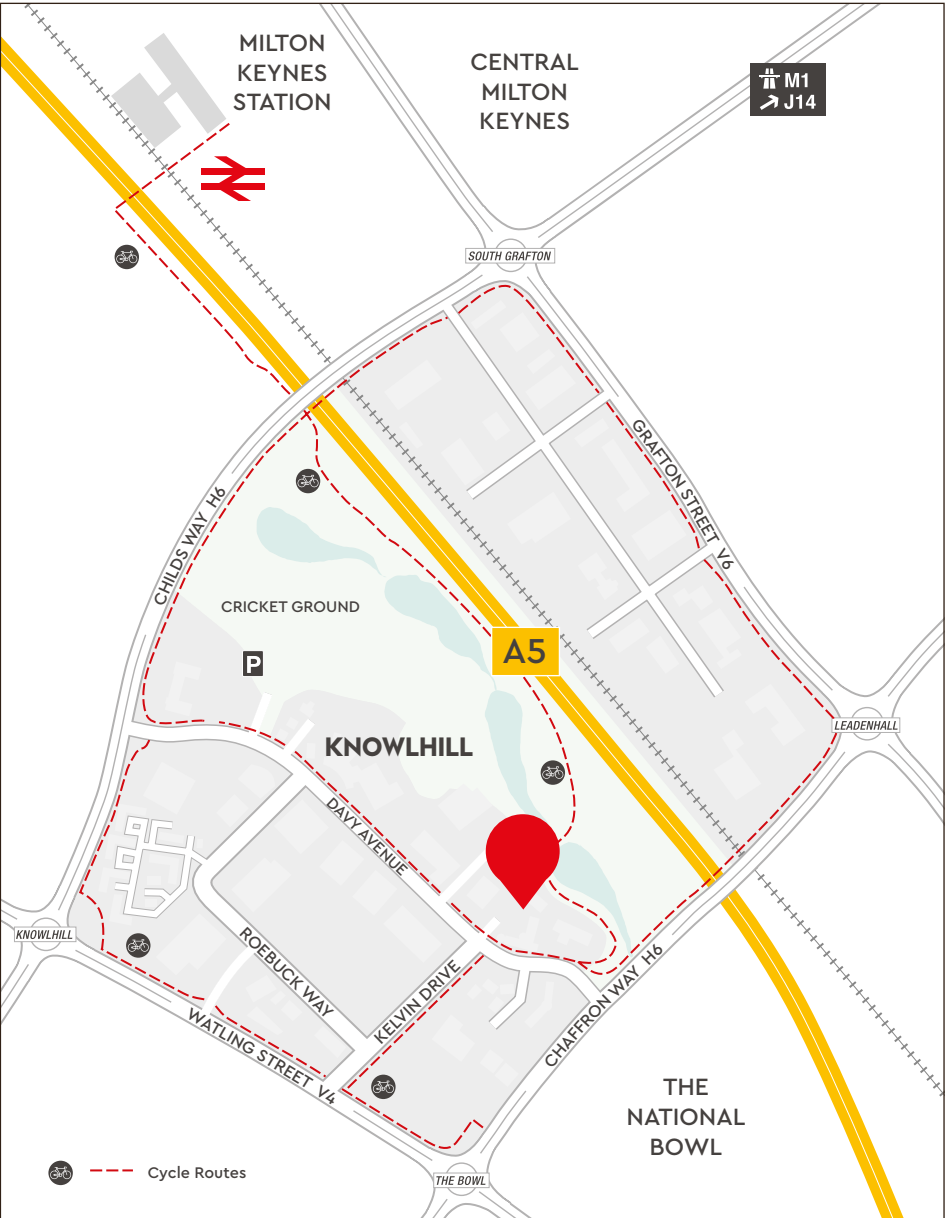
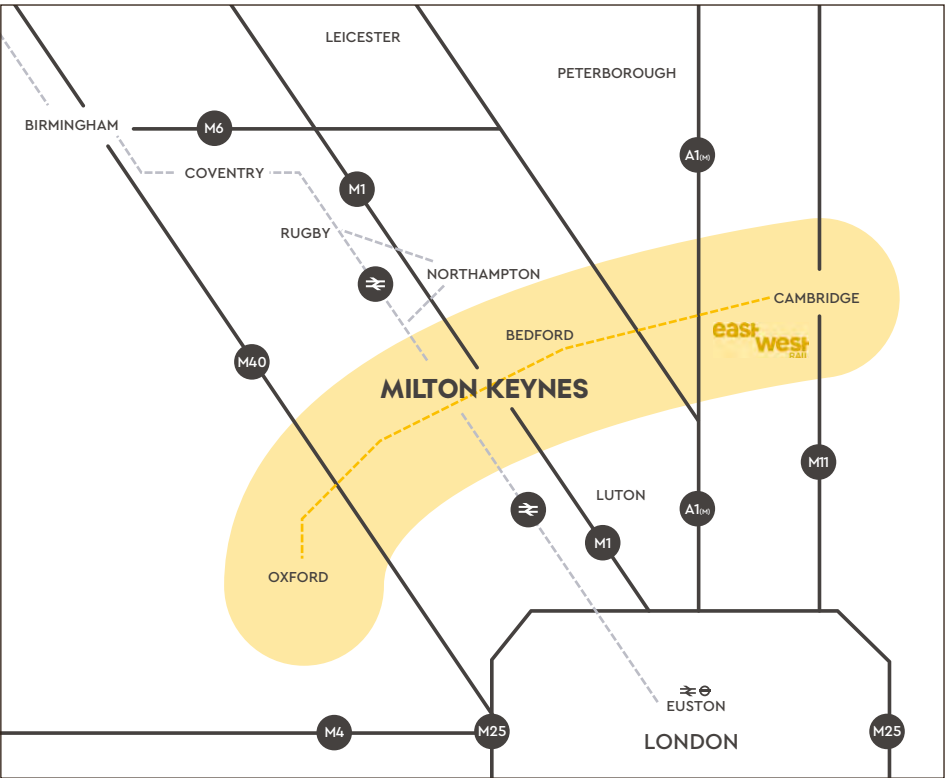
at the heart of the oxford-cambridge arc

Routeco House occupies a strategic position within the Oxford–Cambridge Arc, one of the UK's most important economic corridors and a recognised centre for innovation, advanced manufacturing, life sciences and technology.

The property benefits from excellent connectivity to the wider region, with direct access to the M1 motorway via Junctions 13 and 14, and convenient access to the A5 and national motorway network. Milton Keynes Central railway station is located approximately 1.5 miles away and provides regular direct services to London Euston, Birmingham, Manchester and Liverpool via the West Coast Main Line.

BY ROAD	Distance	Drive Time
Milton Keynes Central	1.5 miles	5 mins
Central Milton Keynes	2 miles	5 mins
M1 Junction 14	4 miles	10 mins
M1 Junction 13	6 miles	12 mins
Northampton	20 miles	25 mins
Luton Airport	24 miles	35 mins
Oxford	32 miles	45 mins
Cambridge	50 miles	60 mins
Birmingham	70 miles	75 mins
Central London	55 miles	90 mins

BY RAIL	Journey Time
London Euston	From 32 mins
Northampton	From 11 mins
Rugby	From 20 mins
Coventry	From 30 mins
Birmingham International	From 35 mins
Birmingham New Street	From 45 mins
Manchester Piccadilly	From 1 hr 40 mins
Liverpool Lime Street	From 1 hr 50 mins





ROUTE CO HOUSE

MILTON KEYNES
CENTRAL STATION

UNITY PLACE
BARS & RESTAURANTS

THE HUB
BARS & RESTAURANTS

CENTRE MK
SHOPS

THEATRE DISTRICT
BARS & RESTAURANTS

XSCAPE
LEISURE

A5

DAVY AVE



ROUTEKO HOUSE

Routeco House has been designed to create an environment where people can perform at their best.

The combination of excellent natural light, generous circulation space, modern services and attractive surroundings provides a working environment capable of supporting both staff wellbeing and business productivity.

Whether used as a corporate headquarters, customer-facing operation or technology hub, the building offers a highly adaptable workplace solution.

Office Accommodation	26,264 sq ft	2,440 m ²
Warehouse / Production	17,976 sq ft	1,670 m ²
Total GIA	44,240 sq ft	4,110 m²
Warehouse Mezzanine	6,232 sq ft	579 m ²

READY FOR OCCUPATION

Routeco House presents a unique opportunity to acquire a landmark headquarters facility within one of Milton Keynes' most established business locations.

Combining high-quality office accommodation, efficient warehouse space and excellent connectivity, the property offers a compelling solution for businesses seeking a prominent headquarters presence.

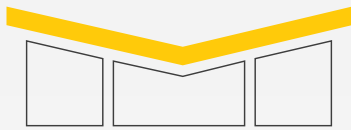
TO LET

The property is available to let on new full repairing and insuring lease terms.



a workplace that works





ROUTE CO HOUSE

For further details or to arrange a viewing, please contact one of our letting partners.



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