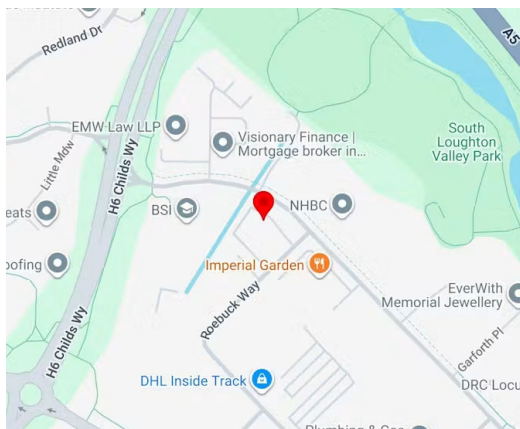






Description

Bluepoint House is a semi-detached warehouse/industrial building with integral two-storey office accommodation. The property is built of steel frame construction finished with colour-coated steel cladding and aluminium framed double glazing to the elevations.

Internally, the property is configured to provide a reception area, flanked by partitioned office suites and the warehouse at ground floor level, with high quality office accommodation at first floor. The warehouse/production area benefits from a minimum internal clear eaves height of 6.5m rising to 7.7m at the apex. There is high bay LED lighting, a 3-phase electricity supply, 2 electric ground level loading doors with an external canopy and concrete flooring. Additionally, within the warehouse/production area, are two secure rooms with reinforced concrete elevations, floor and ceiling. The office accommodation comprises a combination of both cellular office suites and open plan accommodation with a board room. It is fitted to a modern specification including kitchen area, raised access floor, data cabling, air-conditioning, suspended ceiling with recessed LED lighting and security systems.

Externally, the property benefits from two access points from Roebuck Way, allowing vehicular access through a one-way system. There are 30 car parking spaces, a cycle shelter and a canopy above the loading bays.

SPECIAL OFFER UNTIL 31st DECEMBER 2026: Rent: £130,000 pa in Year 1 £195,000 pa in Year 2 £260,000 pa in Years 3-5. [average rent over 5 years = £221,000 pa]. Subject to satisfactory covenant and minimum 5-year lease term.

Location

The Knowlhill employment area is approximately 1 mile to the South West of Central Milton Keynes and approximately 4 miles to the West of Junction 14 of the M1 motorway. Knowlhill is accessed from three of the main urban "grid roads" V4 Watling Street, H6 Childs Way and H7 Chaffron Way. Major occupiers in Knowlhill include DPD, DHL, Winterhalter, NHBC, British Standards Institution, Intertek, Morgana Systems and Korg UK Ltd.

Summary

- Rent: £261,039 per annum
- Business rates: £86,580 per annum
- Service charge: n/a
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: A (23)
- Lease: New Lease

Further information

- [View details on our website](#)
- [View Microsite](#)

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