



16 Davy Avenue, Milton Keynes MK5 8PL

**FOR SALE** Modern Office Building

**5,067 Sq Ft**  
**(471 Sq M)**

## DESCRIPTION

Developed by Hampton Brook in c. 2008 the property offers a high quality modern office building with a good parking provision to the front.

Benefitting from LED lighting, raised floors and air conditioning, the building provides two floors of c. 2,500 sq ft together with WCs and kitchenettes, lending it to be occupied as a whole or as individual floors.

- ✓ Air conditioning
- ✓ Raised floors with cabling
- ✓ Suspended ceilings with upgraded LED lighting
- ✓ 19 car parking spaces
- ✓ Shower facilities and Male, female and disabled WCs
- ✓ Passenger lift

## LOCATION

Situated in the well established employment area of Knowhill, 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 Central Railway station in close proximity and J13/14 of the M1 motorway also nearby.

## ACCOMMODATION

| Net Internal Areas | sq ft        | sq m       |
|--------------------|--------------|------------|
| Ground Floor       | 2,503        | 233        |
| First Floor        | 2,564        | 238        |
| <b>Total</b>       | <b>5,067</b> | <b>471</b> |

## VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

## LEGAL COSTS

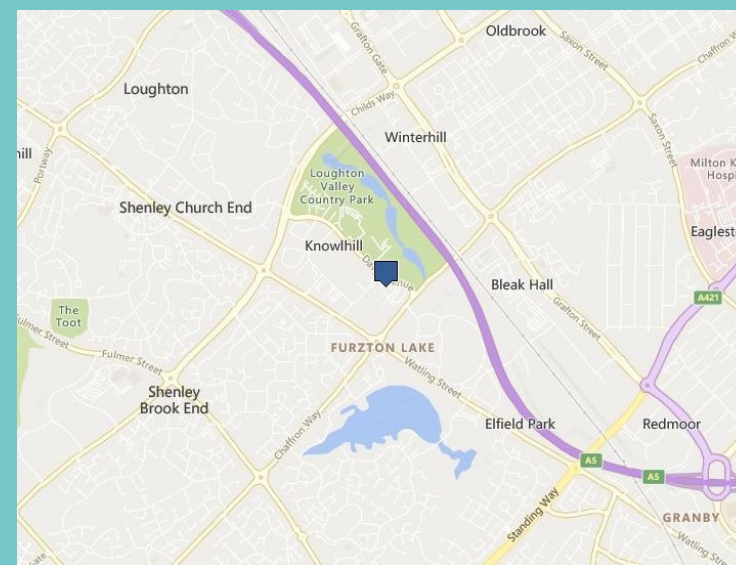
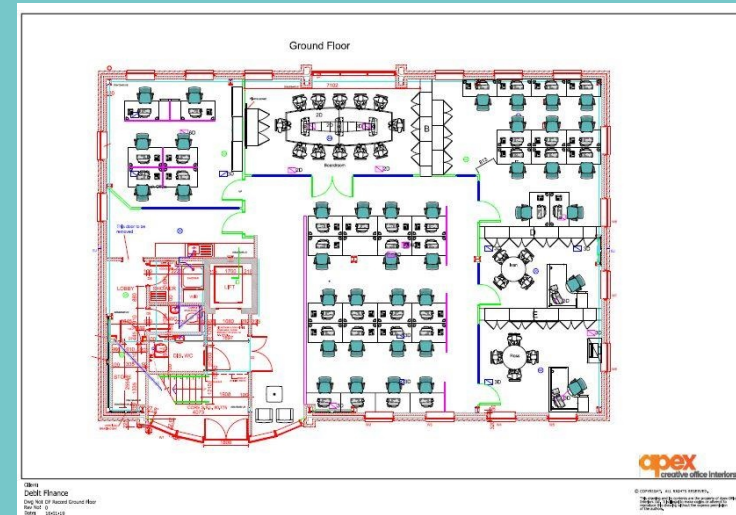
Each party to be responsible for their own legal costs incurred in any transaction.

## BUSINESS RATES

For business rating information please visit the Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk).

## TERMS

Quoting £1,150,000 for the freehold interest with vacant possession subject to contract.



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## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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Smith  
Hampton**

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