

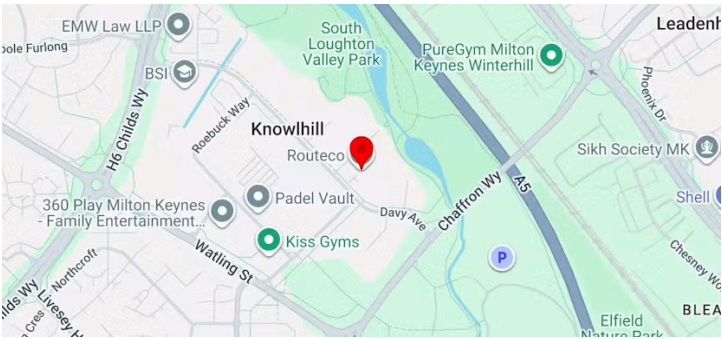


**Lambert
Smith
Hampton**

Davy Avenue, Knowlhill, Milton Keynes, MK5 8HJ

Office To Let | 6,232 to 44,240 sq ft

Detached office/warehouse building, close to lakeside recreation and Milton Keynes Central station.



Key Points

- Two Storey Air-conditioned Office Accommodation
- Warehouse with Dock Level and Ground Level Loading
- Secure Walled and Gated Service Yard
- Full Height Glazed Atrium Reception Areas to Offices
- Minimum Eaves Height in the Warehouse of 7.17m rising to 8.41m
- 95 Car Parking Spaces

Description

Routeco House is a detached headquarters building that combines high-quality office space with a substantial warehouse and production facility. Built to a bespoke specification in 2005, the property offers a strong corporate image, featuring extensive glazing, a full-height atrium, and attractive landscaped grounds, alongside the functionality required by modern occupiers.



Location

Routeco House occupies a prime position within the Oxford-Cambridge Arc, a leading UK hub for innovation, technology, manufacturing and logistics. The property is exceptionally well connected, with easy access to the M1, A5 and wider motorway network. Milton Keynes Central station is approximately 1.5 miles away, providing direct services to London, Birmingham, Manchester and Liverpool.

Accommodation

Name	sq ft	Availability
Building - Office Area	26,264	Available
Building - Warehouse/Production Area	17,976	Available
Mezzanine - Warehouse Mezzanine	6,232	Available
Total	50,472	

Summary

- Service charge: n/a
- EPC: C
- Lease: New Lease

Further information

- [View Microsite](#)

Contact & Viewings



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