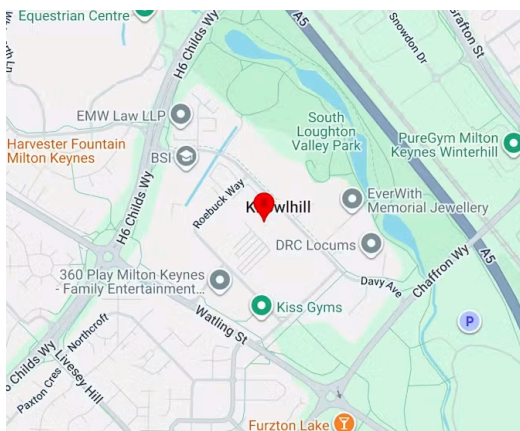






Description

The property comprises a semi-detached modern steel industrial / warehouse unit with offices. The building is constructed around a steel portal frame and reinforced concrete floor slab. The office elevations are finished in a Velfac curtain wall glazing system and the warehouse elevations in Kingspan microrib insulated panels. The warehouse has a minimum internal eaves height of 7.0m and is fitted with heating and lighting. It provides clear operational floor space uninterrupted by structural columns. There is a 3-phase electricity supply (shared with Unit A). There is a shared loading yard to the rear and Unit B has a single ground level electrically operated sectional loading door.

The first floor office area has been recently redecorated and carpeted and is finished to a modern office specification including suspended ceiling with recessed LED light fittings, anti-sun reflective glazing, perimeter trunking, computer network cabling (not tested) and gas fired central heating. There are kitchen, toilet and shower facilities. Unit B has its own ground floor entrance area with disabled toilet facility and there is an allocation of 14 car parking spaces.

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: £99,950 per annum
- Business rates: £46,800 per annum
- Service charge: £8,000 per annum The Tenant will pay a service charge towards:- (i) the cost of the maintenance and management of common parts of the building and the estate; (ii) a proportion of the heating bills, for the first floor office area occupied; (iii) a proportion of the building insurance premium (subject to the landlord's review of the premium for the authorised use). The proportion payable by the Tenant will equate to a percentage of the overall gross internal floor area of the building. The service charge is variable based upon the Landlord's annual costs incurred.
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: B (43)
- Lease: New Lease

Further information

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

Contact & Viewings



