

louchshacklock and partners LLP

Roebuck Way, Knowlhill, Milton Keynes, MK5 8HL

Industrial, Industrial/Logistics, Warehouse, Industrial / Warehouse To Let | £77,000 per annum | 6,147 sq ft

TO LET INDUSTRIAL/WAREHOUSE ACCOMMODATION







Description

Murdoch Court is a new development of warehouse/production units, built in 2019 of steel portal frame construction with colour-coated insulated steel profile clad elevations and roof, incorporating PVC translucent natural lighting panels, high bay LED lighting and reinforced concrete floor slab. The unit benefits from a minimum eaves height of 5.5m rising to 6.5m at the apex, 2 electric ground level loading doors and 3-phase electricity supply. Externally, the unit has the benefit of a large yard plus 14 dedicated car parking spaces. Additionally, the property is set within a gated estate. The unit is suitable for a full range of industrial/warehouse uses and has been constructed to a high quality specification which has achieved an Energy Performance rating of A-21.

Location

Knowlhill is an established business and industrial park approximately 1 mile to the South West of Central Milton Keynes and 4 miles to the West of Junction 14 of the M1 motorway. Knowlhill is accessed from three of MK's 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, Korg and Morgana Systems.

Amenities & Specifications

Total parking spaces: 14

Summary

- Rent: £77,000 per annum
- Business rates: £31,440 per annum
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: A (21)
- Lease: New Lease

Further information

- View Microsite

Contact & Viewings



Luke Epps
07522 084427
luke@louchshacklock.com



Jonathan Whittle
01908 224763 | 07798 804730
jonathan@louchshacklock.com

Louch Shacklock and Partners LLP as agents for vendors/lessors of this property give notice that: 1. These particulars do not constitute nor any part of, any offer or contract. 2. All descriptions, statements, dimensions, references to availability, condition and permissions for use and occupation or other details are given in good faith. However, they are made without responsibility, and should not be relied upon as representations of fact. Intending purchasers or tenants should by enquiry, satisfy themselves as to the correctness and availability in each case before arrangements are made to travel and view. 3. Unless otherwise stated, all prices, rents and other charges are quoted exclusive of value added tax (VAT). Any intending purchasers or tenants must satisfy themselves independently as to the incidence of VAT in respect to any transaction. 4. All plant, machinery, equipment, services and fixtures and fittings referred to in these particulars were believed to be present at the date of publication. They have not, however, been tested and, nor does any person in our employment have any authority to make or give, any representation or warranty whatsoever in relation to this property. 5. Louch Shacklock and Partners LLP does not provide any legal, financial or other advice. 6. The Vendor or Lessor does not give Louch Shacklock and Partners LLP or any person in the


H6
Childs Way

Energy performance certificate (EPC)

UNITS C1-2 Block C Murdoch Court Knowlhill MILTON KEYNES MK5 8GB	Energy rating **A**	Valid until:	**3 May 2028**
		Certificate number:	**0462-0038-8959-8405-8002**

Property type	B8 Storage or Distribution
Total floor area	558 square metres

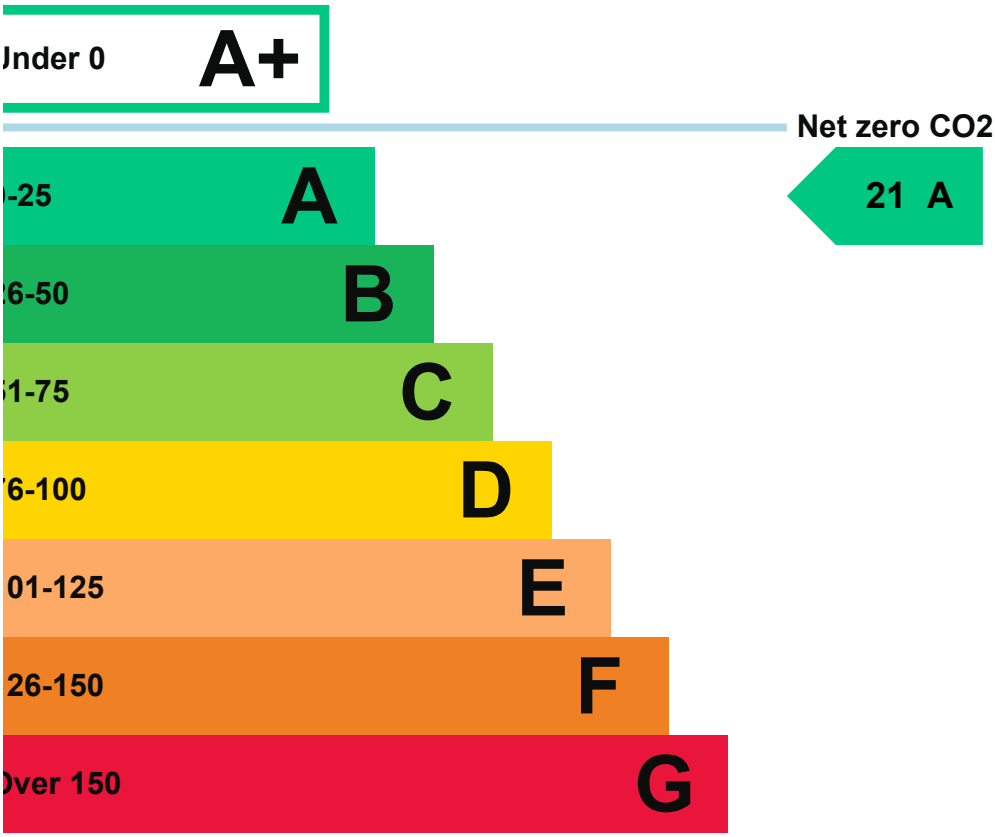
Rules on letting this property

operties can be let if they have an energy rating from A+ to E.

u can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/government/publications/non-domestic-privat ited-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

is property's energy rating is A.



operties get a rating from A+ (best) to G (worst) and a score.

e better the rating and score, the lower your property's carbon emissions are likely to be.

low this property compares to others

operties similar to this one could have ratings:

newly built	26 B
typical of the existing stock	77 D

Breakdown of this property's energy performance

ain heating fuel	Natural Gas
uilding environment	Heating and Natural Ventilation
ssessment level	4

uilding emission rate (kgCO2/m2 per ear)	24.78
rimary energy use (kWh/m2 per year)	144

About primary energy use

Recommendation report

uidance on improving the energy performance of this property can be found in the commendation report (/energy-certificate/0898-0058-5440-4900-6823).

Who to contact about this certificate

ontacting the assessor

ou're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

ssessor's name	Julian Leese
elephone	07778 945 446
mail	julian.leese@chb-services.co.uk

ontacting the accreditation scheme

ou're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

ccreditation scheme	Stroma Certification Ltd
ssessor's ID	STRO000013
elephone	01455 883 250
mail	enquiries@elmhurstenergy.co.uk

bout this assessment

mployer	CHB Sustainability

mployer address	Northwich Business Centre, Meadow Street, Northwich, Cheshire, CW9 5BF
ssessor's declaration	The assessor is not related to the owner of the property.
ate of assessment	4 May 2018
ate of certificate	4 May 2018

)ther certificates for this property

ou are aware of previous certificates for this property and they are not listed here, please contact us at clg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

ere are no related certificates for this property.

OGL
All content is available under the Open Government Licence v3.0 (https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/), except where otherwise stated

© Crown copyright (https://www.nationalarchives.gov.uk/information-management/re-using-public-sector-information/uk-government-licensing-framework/crown-copyright/)