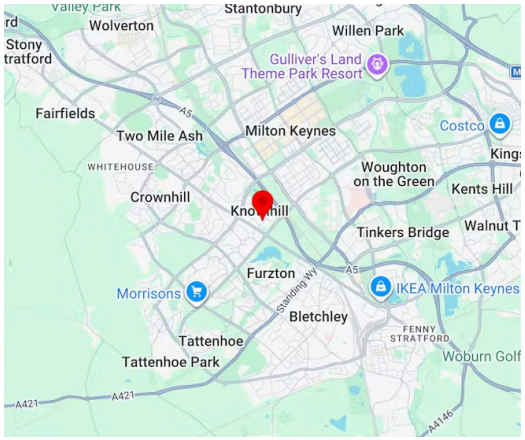


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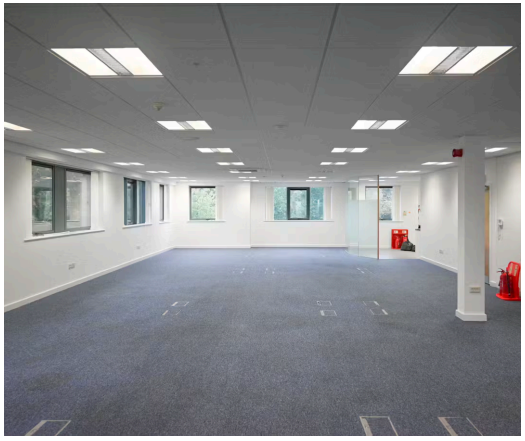
Newton Court, 35 Kelvin Drive, Knowlhill, Milton Keynes, MK5 8NH

Office To Let | £60,000 per annum | 2,857 sq ft

Self-Contained 1st Floor Office Premises, Milton Keynes







Description

Newton Court is a detached office building, sub-divided into 6 office units, with high quality external and internal finishes and was constructed in 2007.
Unit 2 Newton Court is available to let and is a self-contained first floor office suite with its own ground floor entrance with intercom access control.
The specification includes air-conditioning, raised floors and a suspended ceiling with LG7 type light-fittings. The majority of the space is arranged in open plan format, but there are three meeting rooms constructed of full-height glass partitioning, a fitted kitchen
area and comms room. There is an excellent level of natural daylight throughout the office from double-glazed windows on three elevations. The office suite benefits from its own private WC facilities.
Unit 2 has an allocation of 10 private car parking spaces and has an efficient energy performance rating of B30.

* Letting Incentives Available: 2 Years at Half-Rent for a new 5-year lease term commencing before 31st March 2027.
* Self-contained office premises close to Central Milton Keynes.
* Private entrance and reception area.
* Fitted with glazed meeting rooms and kitchen area.
* Air-conditioning, raised floors and data cabling.
* 10 private 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 NHBC, British Standards Institution, NHS, DHL, Morgana Systems, EMW Law and Korg.

Summary

- Rent: £60,000 per annum
- Business rates: £21,168 per annum
- Service charge: A service charge is payable for common parts of the building and estate. Amount to be confirmed.
- Lease: New Lease

Further information

- View details on our website
- View Microsite

Contact & Viewings



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