

**AVAILABLE
APRIL 2026**



Precedent House

3 Precedent Drive | Rooksley | Milton Keynes | MK13 8PE

DETACHED SCIENCE & TECHNOLOGY HQ BUILDING TO LET

40,273 SQ FT (3,741.5 m²)





Specification



1 Mile From Milton
Keynes Central
Railway Station



1.92 Acre Site
With 98 Car
Parking Spaces



Air-Conditioned
Offices



Full Height
Glazed Atrium



LED Lighting



Hi-Tech Production/
Warehouse Area



Air-Conditioned
Electronics
Laboratory



Meeting Rooms
And Staff Welfare
Facilities



Air-Conditioned
Workshop





The Property

Precedent House is a high quality detached headquarters building situated on a prominent corner plot in Rooksley, a popular location for a range of employment and retail uses. There have been significant new lettings nearby for the establishment of national headquarters for Caljan UK Ltd (logistics automation technology) and Bizerba UK Ltd (industrial machinery) along with the successful speculative development of Deltic Trade Park (fully let).

The specification includes:-

- Secure gated site with an area of 1.92 acres.
- 98 car parking spaces including 3 EV charging stations.
- Production/Warehouse with minimum internal eaves height of 6.0m rising to 9.0m at the apex of the frame.
- 2 surface level loading doors and service yard with separate gated entrance.
- Reinforced concrete floor slab with point loading of 120 kN.
- 3-phase 400A electricity supply.
- Air-conditioned Workshop and Electronics Laboratory.
- Air-conditioned offices with raised access floors.
- Extensive staff facilities.
- LED lighting.
- Full-height glazed atrium.
- 8-person passenger lift.
- Amenity block with toilet facilities.
- EPC Grade B (50).

The property is available for occupation from 1st April 2026.

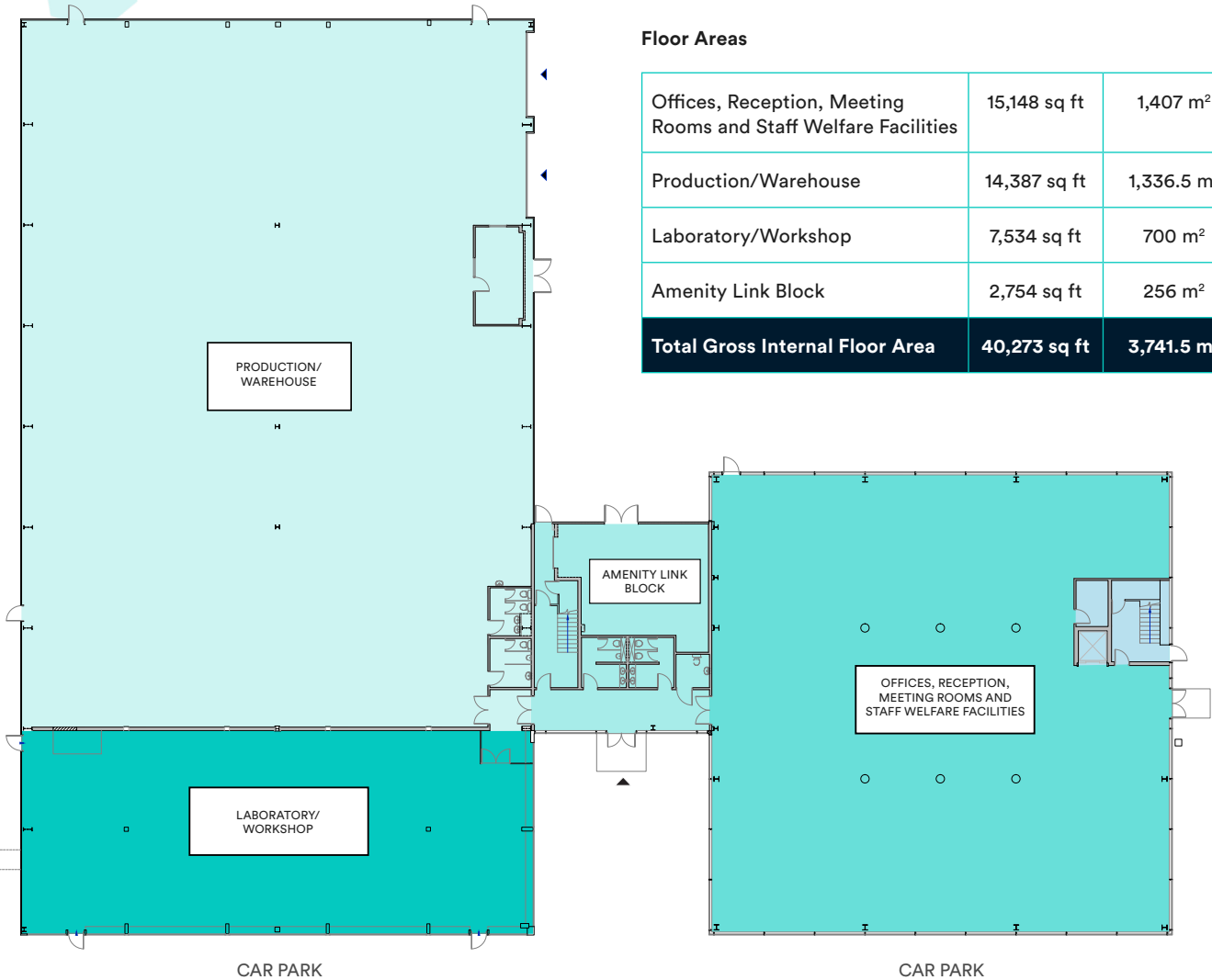


The Space



Floor Areas

Offices, Reception, Meeting Rooms and Staff Welfare Facilities	15,148 sq ft	1,407 m ²
Production/Warehouse	14,387 sq ft	1,336.5 m ²
Laboratory/Workshop	7,534 sq ft	700 m ²
Amenity Link Block	2,754 sq ft	256 m ²
Total Gross Internal Floor Area	40,273 sq ft	3,741.5 m²



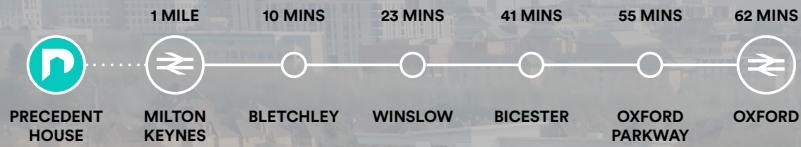




Location

Precedent House is conveniently located within 1 mile of Milton Keynes Central Railway Station.

A new railway line connecting Milton Keynes with Oxford will open during 2025.



MAP OF
NEW RAILWAY LINE
OXFORD TO MK





Oxford-Cambridge Science Arc

Precedent House is at the centre of the Oxford-Cambridge Science & Technology Arc.

The Arc is a designated growth corridor forecast to generate a further £78b to the UK economy over the next decade, with a concentration of science, technology and knowledge-based industries.

- The Oxford-Cambridge Arc spans 2.8m acres between Oxford, Milton Keynes, and Cambridge. Despite covering just 5% of the UK's landmass, it holds 22% of the nation's science park floorspace.
- Covering Oxfordshire, Bedfordshire, Buckinghamshire, Northamptonshire, and Cambridgeshire, it supports 2m+ jobs, adds £110bn+ to the economy, and contributes 7% of UK GDP.
- The region's momentum is driven by its core science, tech, and engineering hubs—Oxford, Cambridge, and Milton Keynes.
- These three economies have been key to the Arc's success. Milton Keynes, at its midpoint, is two hours from 70% of the UK population.
- The Arc has potential to become a world-leading hub for AI, advanced manufacturing, and life sciences.
- The Oxford-Cambridge Arc Universities Group envisions it as a knowledge-intensive corridor, linking university-driven innovation and economic strengths.



2.8m Acres of Land



£110bn+ to the Economy



Science, Tech & Engineering hubs



New MK-Oxford Rail Link



Potential AI hub




Knowledge-intensive Corridor








Science, technology, computing & engineering in MK


LOCAL OCCUPIERS


-  Precedent House


-  Red Bull Technology Campus


-  Jungheinrich


-  UK Biocentre


-  Mercedes Benz


-  Volkswagen


-  Makita


-  Cenobiologics


-  BP Pulse


-  Nifty Lift


-  Helix


-  Boeing

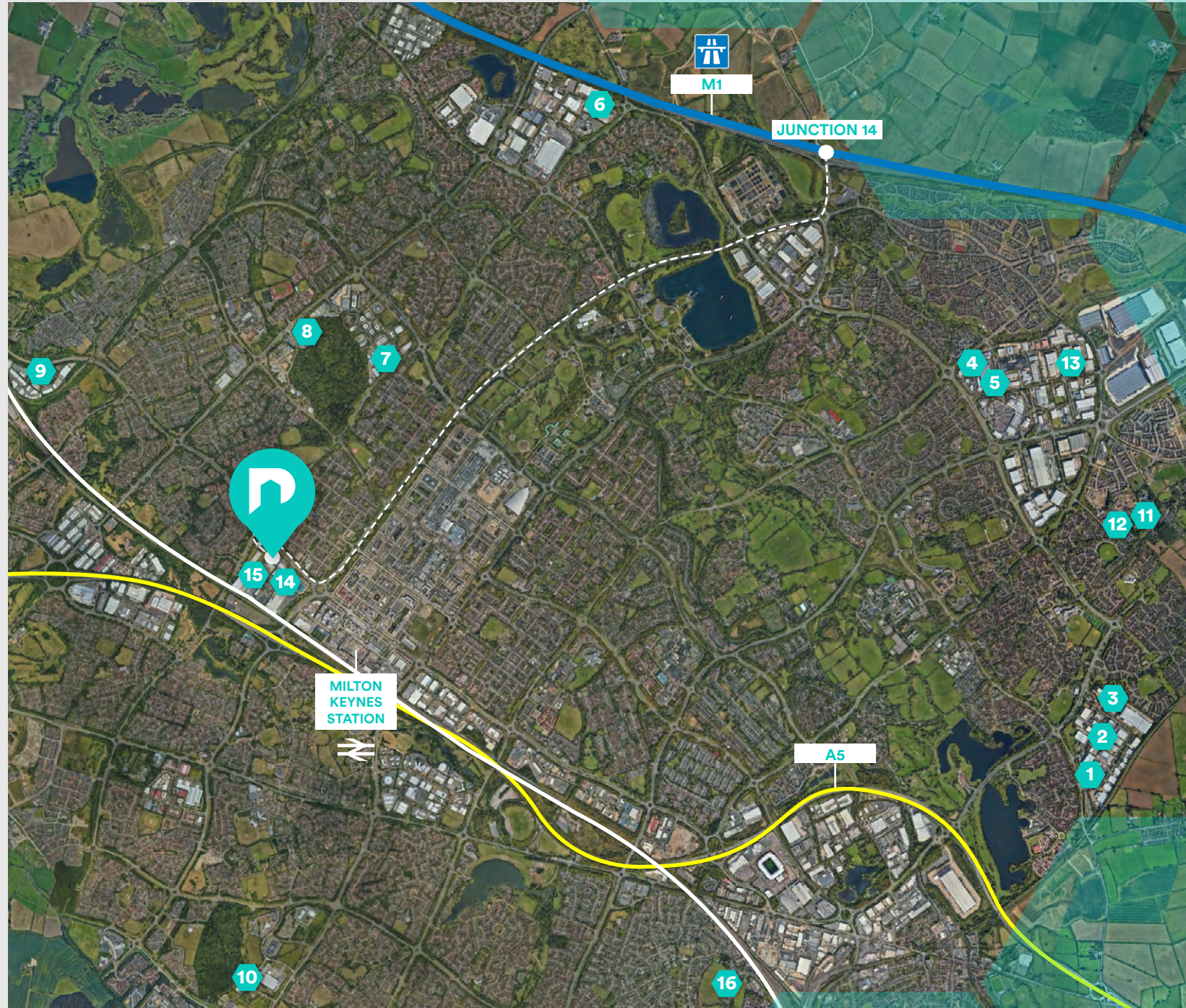
-  Unisys

-  ABB Robotics

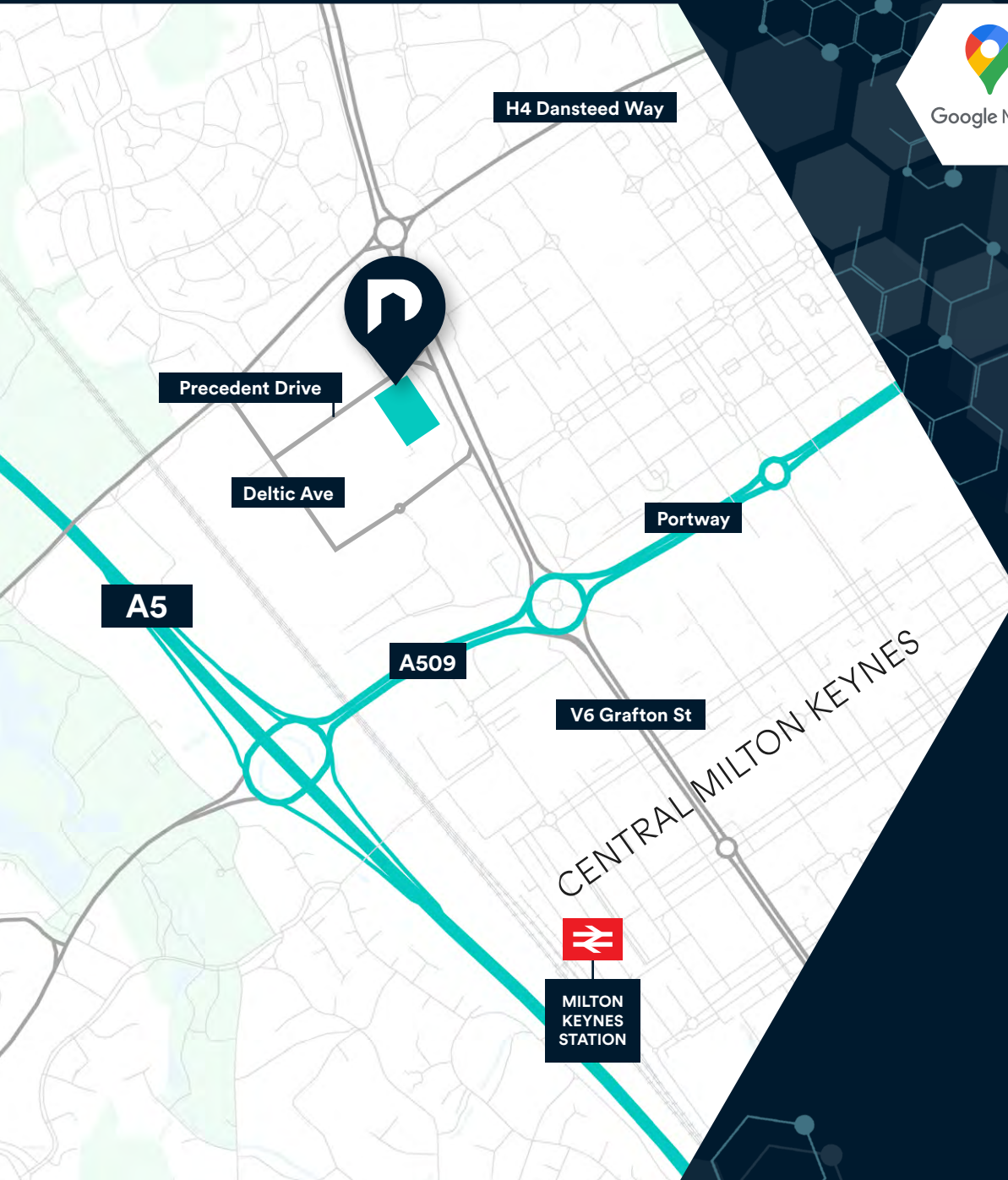
-  Caljan

-  Prodrive

-  Bletchley Park – heritage centre for WWII code-breaking and the birthplace of modern computing technology







Precedent House

3 PRECEDENT DRIVE | ROOKSLEY | MILTON KEYNES | MK13 8PE



EPC – Grade B(50). A programme of energy efficiency works can be agreed to enhance the EPC, targeting Grade A(22).



The property is available to let on new full repairing and insuring lease terms from 1st April 2026.



Full commercial leasing terms are available upon application to the sole agents:


BIDWELLS
 01908 202 190
 bidwells.co.uk


01908 224760
 louchshacklock.com

Paul Davies
M: 07944 774137
E: Paul.Davies@bidwells.co.uk

Jonathan Whittle
M: 07798 804730
E: jonathan@louchshacklock.com

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