



Office – 2,133 sq ft (198.16 sq m)

In Brief

- Self-contained office building
- Sustainable BREEAM Very Good energy rating
- Located approx. 1 mile from CMK
- 7 allocated car parking spaces
- Landscaped parkland setting

**10 FRANK WHITTLE PARK, DAVY AVENUE
KNOWLHILL, MILTON KEYNES MK5 8FT
TO LET**

Location

Frank Whittle Park is located within the employment area of Knowlhill. The site is walking distance from Milton Keynes Central railway station, 2 minutes from the A5 dual carriageway and less than 10 minutes' drive from Junction 14 of the M1 motorway.

The development is situated prominently on the main estate road, Davy Avenue, that runs through Knowlhill. The rear of the development is the attractive Teardrop Lakes linear park system which staff can enjoy for recreation. Knowlhill is one of Milton Keynes' premier business parks with occupiers including NHBC, EMW and Parcelforce UK.

Description

Unit 10 is constructed to a high specification over two floors to include a self-contained entrance, raised floors and suspended ceilings, LG3 lighting, WCs and shower. The property benefits from an existing fit out including two meeting rooms, kitchenette and data and telecoms cabling.

Externally, the building further benefits from 7 allocated car parking spaces, with additional shared disabled parking. The scheme is extensively landscaped to create a high-quality environment for both staff and clients, and reflects the extensive areas of parkland nearby.

Accommodation

The property comprises a floor area of 2,133 sq ft (198.16 sq m).

Terms

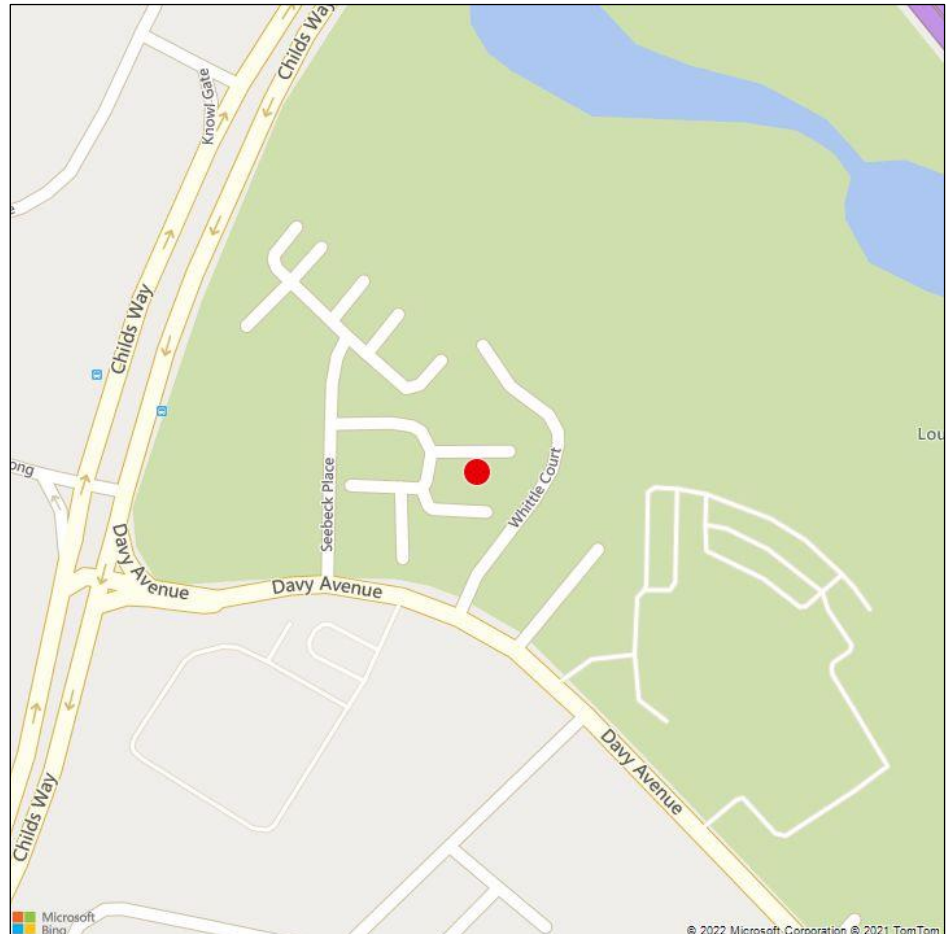
The building is available for rent by way of new lease for a term of years to be agreed at a quoting rent of £47,995 per annum exclusive.

An estate charge is levied for the upkeep of the estate.

Detailed terms are available on request.

Rates

Interested parties are advised to make their own enquiries with the Local Rating Authority, Milton Keynes Council (t: 01908 691 691) to verify this information.



Additional Information

Services

All mains services including water, drainage, gas and three phase power are believed to be connected to the property. Bidwells have not tested any of the available services and interested parties are advised to make their own enquiries as to their condition.

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

Value Added Tax

Prices outgoing and rentals are quoted exclusive of but may be liable to VAT.

EPC

The energy performance rating of this property is B 38. The certificate and full report are available on request.

Postcode

MK5 8FT.

Enquiries

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Important Notice

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