



UNIT 11 BEAUFORT COURT, ROEBUCK WAY,  
KNOWLHILL, MILTON KEYNES, MK5 8HL

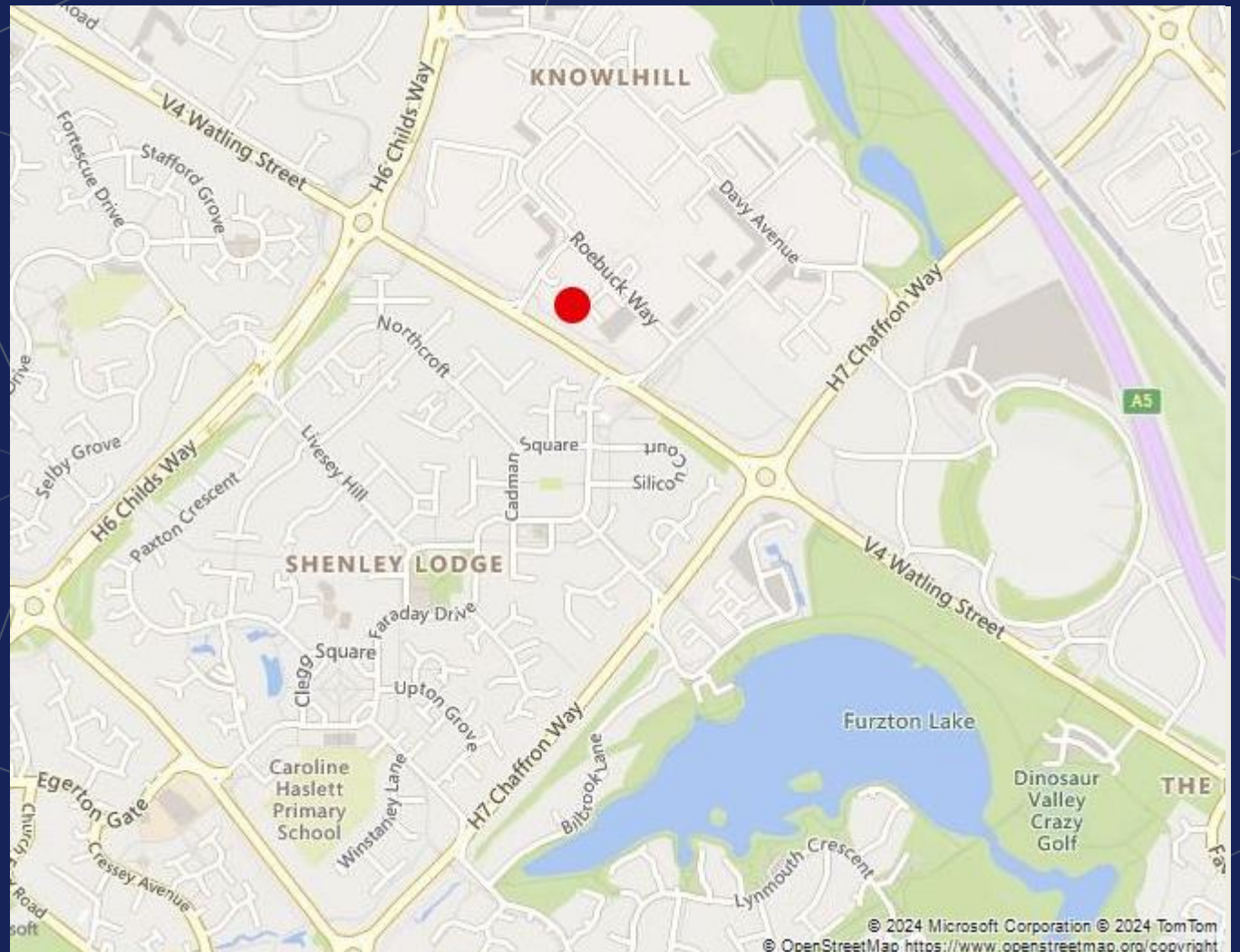
FOR SALE | INDUSTRIAL: 5,373 SQ FT (499.25 SQ M)



## LOCATION

Beaufort Court is located within the employment area of Knowlhill. The site is within walking distance of 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 fronting onto Robuck Way close to its junction with Kelvin Drive within Knowlhill. Unit 11 is located at the end of the rear terrace which backs onto Watling Street (V4). Knowlhill is one of Milton Keynes' premier business parks with occupiers including DHL, NHBC, Morgan, Madison Cycles and Kids Play Childcare.



## SUMMARY

---



### Description

The premises comprise a modern end of terrace business/production unit of steel frame construction with a mixture of brick and cedar boarding elevations beneath a mono-pitch roof structure.

Internally there is two story office/ancillary accommodation which benefits from a platform lift, suspended ceilings with recessed lighting, a mixture of air conditioning and gas to radiator heating.

The production area has a minimum eaves height of 2.5m rising to 6.6m, a substantial mezzanine area, dedicated side entrance and half height double glazed rear elevation. Both commercial and pedestrian access is provided from the front elevation and there are 7 dedicated parking spaces.

### Additional information:

#### Services

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

### Additional information

#### Terms

The unit is available by way of freehold disposal, with offers sought in the order of £750,000 exclusive of VAT.

Full details are available on application to the agent.

#### Rates

We understand the unit has a current Rateable Value of £42,250. Interested parties are advised to make their own enquiries to the Local Rating Authority, Milton Keynes City Council (t: 01908 253794) to verify this information.

#### Legal costs

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

#### Value added tax

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

#### EPC

The Energy Performance Rating of this property is C 54. The full certificate and recommendation report are available on request.

#### Postcode

MK5 8HL.

## ACCOMMODATION

---

### Unit 11 Beaufort Court

Description	Sq ft	Sq m
Ground Floor Area	3,116	289.50
First Floor Office/Ancillary	923	85.75
Mezzanine	1,334	124.00
<b>Total</b>	<b>5,373</b>	<b>499.25</b>

The unit is measured on a Gross Internal Area basis.



## GALLERY



## GALLERY

---



## Enquiries

### Bidwells

**Paul Davies**

01908 202 196

07944 774 137

[Paul.davies@bidwells.co.uk](mailto:Paul.davies@bidwells.co.uk)

### Joint Agents, Louch Shacklock

**Graham Young**

01908 224760

[graham@louchshacklock.com](mailto:graham@louchshacklock.com)

#### Important notice

Bidwells LLP act for themselves and for the vendors/landlords of this property, whose agents they are, give notice that:

Nothing contained in these particulars or their contents or actions, both verbally or in writing, by Bidwells LLP form any offer or contract, liability or implied obligation to any applicants, viewing parties or prospective purchasers of the property to the fullest extent permitted by law and should not be relied upon as statements or representative of fact. No person in the employment of Bidwells LLP or any joint agents has authority to make or give any representation or warranty whatever in relation to this property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only, may not be to scale and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells LLP has not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. All rentals and prices are quoted exclusive of VAT unless otherwise stated.

Prospective purchasers and tenants will be asked to produce identification of the intended purchaser/tenant and other documentation in order to support any conditional offers submitted to the vendors. Bidwells LLP accepts no liability of any type arising from your delay or other lack of co-operation. We may hold your name on our database unless you instruct us otherwise.

OS licence no. ES 100017734. © Copyright Bidwells LLP 2017. Bidwells LLP is a limited liability partnership registered in England and Wales (registered number OC 344553). Registered office is Bidwell House, Trumpington Road, Cambridge CB2 9LD where a list of members is available for inspection. Your statutory rights are not affected by this notice.