

POWERHOUSE

HARRISON CLOSE • KNOWLHILL • MILTON KEYNES • MK5 8PA

WWW.POWERHOUSEMK.CO.UK

HIGH QUALITY OFFICE SUITES TO LET

650 - 8,041 SQ FT (60 - 747 M²)



AIR-CONDITIONING



RAISED ACCESS FLOORS



ATRIUM RECEPTION AREA



INTERCOM ACCESS SYSTEM



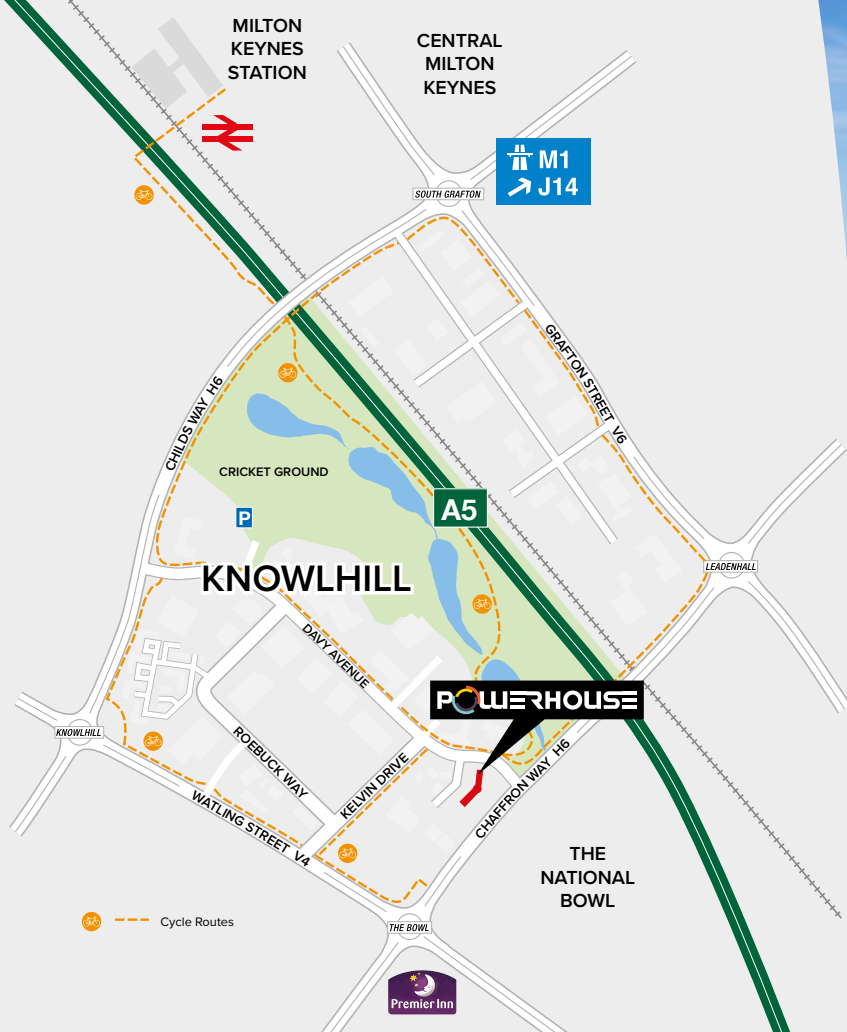
SHOWER FACILITIES



EXCELLENT LEVEL OF NATURAL LIGHT



SUSPENDED CEILINGS WITH LED LIGHTING



LOCATION

Powerhouse is situated on Harrison Close toward the southern edge of the Knowlhill estate, overlooking the H7 Chaffron Way and accessed from Davy Avenue.

The property benefits from excellent access to the A5, the M1 and is 1.5 miles from Central Milton Keynes and the railway station with its fast connection to London (Euston).

Knowlhill has attracted many high profile local, national and international occupiers including British Standards Institution, NHBC, Routeco, Korg, Freeth's and DHL.

DESCRIPTION

The available first floor office suites benefits from excellent natural daylight, air conditioning, LED light-fittings, carpet tiles, suspended ceiling tiles and raised access floor. There is a shower facility on the ground floor and toilet facilities on ground and first floors within the common parts. There are 37 car parking spaces for the three available office suites (see availability schedule for allocations).





AVAILABILITY

	Sq Ft	Sq M	Car Spaces	EPC Rating
1st Floor West	6,641 sq ft	617 sq m	33	C63
1st Floor East (Suite 2)	650 sq ft	60 sq m	2	TBC
1st Floor East (Suite 3)	750 sq ft	70 sq m	2	TBC
TOTAL	8,041 sq ft	747 sq m	37	



SERVICE CHARGE

There will be a service charge levied by the landlord to cover the cost of repairs and maintenance of the common parts, plant and machinery and services to the building.

VAT

The rent and service charge will be subject to VAT at the prevailing rate.

EPC

The property has an EPC rating of C-63. Download the EPC at www.powerhousemk.co.uk

TERMS

The office suites are offered to let on new leases on terms to be agreed.



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VIEWING

For further details, please contact the sole agent:



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