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**UNIT 4 RANKIN HOUSE | MURDOCH COURT | KNOWLHILL
MILTON KEYNES | MK5 8GB**

GROUND FLOOR OFFICE SUITE

1,080 sq ft (100.33 m²)

TO LET

- Ground floor office suite
- Business park location close to Central Milton Keynes
- Air-conditioning
- Kitchen area
- Glazing to three elevations providing excellent natural light throughout
- 4 dedicated car parking spaces



Description

Rankin House is a detached office building, sub-divided into 8 office units, around three reception areas, with high quality external and internal finishes and was constructed in 2009. Unit 4 Rankin House is on the ground floor and is accessed from a shared ground floor reception area.

The property has the benefit of air-conditioning, perimeter trunking, suspended ceiling with LED light fittings and fitted kitchen area. The available space is arranged in open plan format, with two partitioned meeting rooms and with a good level of natural daylight throughout. There are 4 car parking spaces allocated to the premises.

Specification

- ✓ Air-conditioned ground floor office suite.
- ✓ LED lighting.
- ✓ Shared reception area.
- ✓ Kitchen and meeting room facilities.
- ✓ Business park location close to Central Milton Keynes.
- ✓ 4 car parking spaces.

Terms & Tenure

The property is available to let on a new full repairing and insuring lease for a term to be agreed.

Rent

£23,220 pa exclusive.

Service Charge

There is a service charge payable for the maintenance and management of common parts of the building and estate, based upon floor area occupied as a proportion of the total floor area.

Floor Area

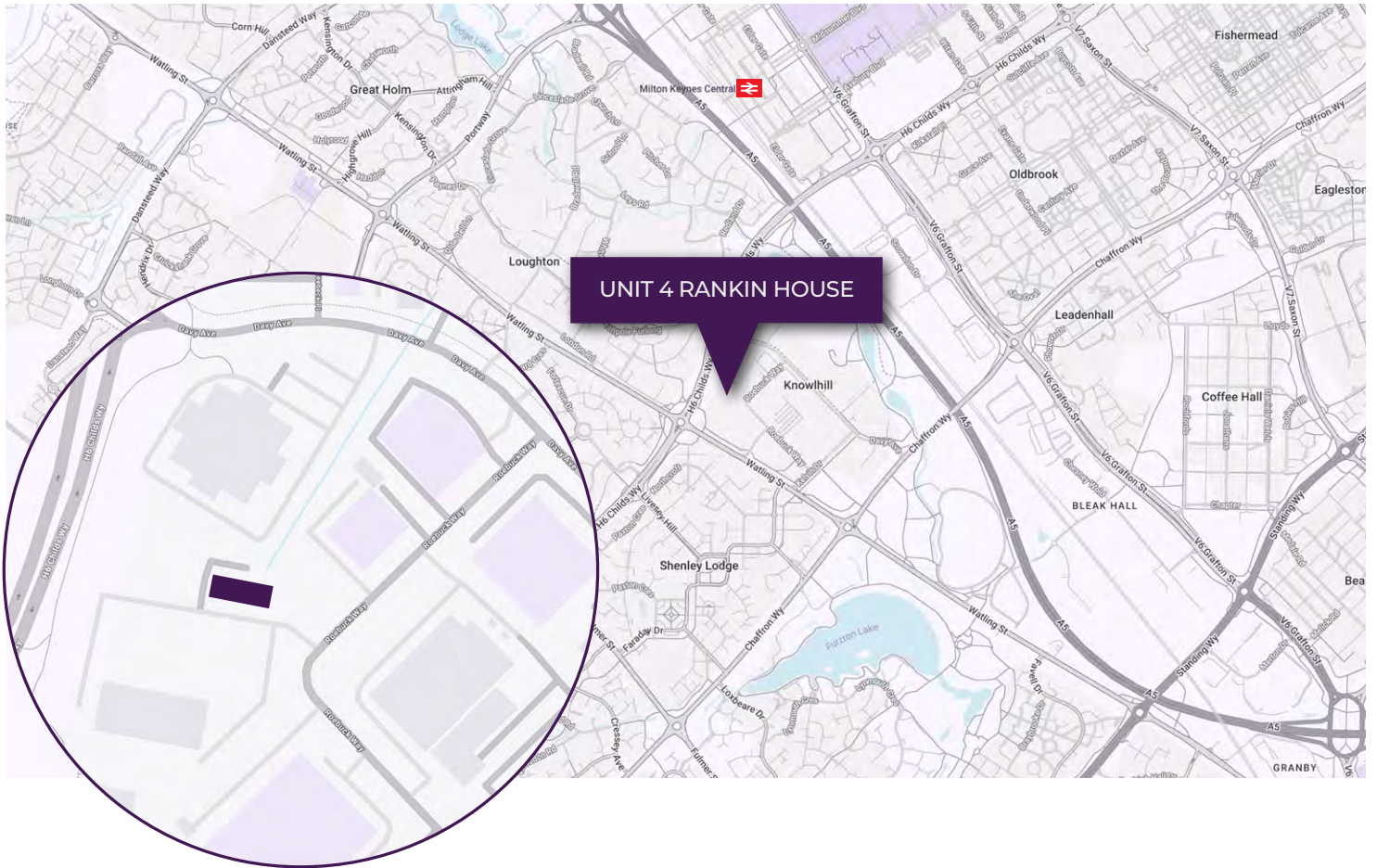
	NIA (m ²) approx.	NIA (sq ft) approx.
Ground Floor, 4 Rankin House	100.33	1,080

Business Rates

	Rateable Value 2023	Estimated Rates Payable (2025/26)
Ground Floor, 4 Rankin House	£15,000	£7,485

EPC

The property has an EPC rating of B-31.



Location

Knowhill is an established business and industrial park approximately 1 mile to the South West of Central Milton Keynes and 4 miles to the West of Junction 14 of the M1 motorway. Knowhill is accessed from three of MK's main urban "grid roads" V4 Watling Street, H6 Childs Way and H7 Chaffron Way. Major occupiers in Knowhill include DPD, DHL, Winterhalter, NHBC, British Standards Institution, Intertek, Korg and Morgana Systems.



Viewing and further information:



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