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**PARTIS HOUSE | DAVY AVENUE
KNOWLHILL | MILTON KEYNES | MK5 8HJ**

1ST FLOOR OFFICE PREMISES TO LET 3,986-13,838 sq ft

- Modern 1st Floor office premises
- Rotunda feature meeting room
- 58 car parking spaces
- Fitted-out by present occupier including data cabling and kitchen facilities
- Raised floors and air-conditioning
- Private toilet facilities

Specification

- ✓ Air-conditioning and raised floors
- ✓ 58 car parking spaces
- ✓ Fitted-out by the current occupier including data cabling, kitchen facilities and conference room
- ✓ Impressive atrium reception area
- ✓ Available as a whole floor or individual office suites from 3,896 sq ft

Description

Partis House is a modern three-storey office building built to a Grade A specification in 2011. The architectural design of the property is distinguished by its predominantly glazed curtain-wall elevations, featuring an impressive circular glazed atrium reception area. The property is set in landscaped grounds and benefits from a large private car parking area.

The available office space comprises the entire 1st floor of the building and can be let as a whole or individual office suites from 3,896 sq ft.

The office accommodation benefits from an extensive occupier fit-out and a summary of the key features and specification is below.

- Air-conditioning
- Raised floors
- Impressive atrium reception area
- Conference room in the rotunda
- Large kitchen and break-out area
- Computer network cabling (not tested)

The available office premises has 58 allocated car parking spaces and has its own private male & female toilet facilities.

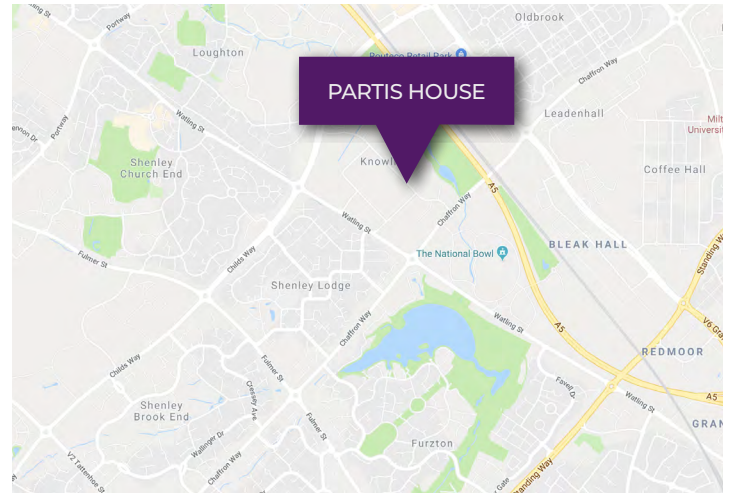


Location

Knowlhill business park is approximately 1 mile to the South West of Central Milton Keynes and approximately 4 miles to the West of Junction 14 of the M1 motorway.

Knowlhill is accessed from three of the main urban "grid roads" V4 Watling Street, H6 Childs Way and H7 Chaffron Way. Major occupiers in Knowlhill include NHBC, British Standards Institution, Routeco, DHL, SAI Global, Morgana Systems and Korg.

Partis House has prominent frontage to Davy Avenue, the main estate road through Knowlhill. There is extensive parkland, alongside the Tear Drop Lakes, to the side of the property.



Terms & Tenure

The property is available to let on new lease terms to be agreed.

Rent

£77,920 - £276,760 pa exclusive.

Service Charge

There is a service charge payable by tenants for the cost of maintenance and management of common parts of the property and estate, based on an apportionment of total floor area.

Energy Performance Certificate

The Energy Performance Asset Rating for the property is B35.

Business Rates

Partis House	Rateable Value (2023)	Estimated Rates Payable (2024/25)
Partis House 1st Floor West	£77,500	£42,315
Partis House 1st Floor East	£47,750	£23,827

Floor Areas

	Net Internal floor area (m ²)	Net Internal floor area (sq ft)
1st Floor West	924	9,942
1st Floor East	362	3,896



Viewing and further information:



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