



**louchshacklock**  
and partners LLP

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14 DAVY AVENUE | KNOWLHILL | MILTON KEYNES | MK5 8PL

## DETACHED OFFICE BUILDING

5,487 sq ft (508 m<sup>2</sup>)

TO LET/FOR SALE

- Two-storey detached headquarters office building.
- Air-conditioning and raised access floors.
- Ground floor fitted and furnished with meeting rooms, break-out area and gym.
- First floor fitted and furnished with 47 desks, comms room and kitchen area.
- New toilet and shower facilities on each floor.
- Full-height reception area with passenger lift and feature lighting.
- 21 car parking spaces (1:261 sq ft).



## Description

14 Davy Avenue is a detached two-storey office building with high quality external and internal finishes. It was one of four similar properties constructed in 2005 on a prominent corner plot with frontage to Davy Avenue and Kelvin Drive.

The property benefits from an extensive recent renovation and fit-out programme undertaken by the present owner occupier including new air-conditioning, new LED lighting, new flooring, new toilet and shower facilities, glazed meeting rooms, kitchen facilities with Zip tap (hot/filtered water), break-out area, presentation area, gym, bar, comms room and full-height glazed reception area. The property is fully operational and ready to occupy with 47 sit/stand desks, data networking services, access control system, fire alarm, internal/external CCTV and intruder alarm. Externally, the freehold interest in the property includes the immediate surrounding curtilage, including landscaping and 21 allocated car parking spaces.

The property is available to let or for sale with a choice of either being furnished or unfurnished.

## Highlights

- ✓ **Modern detached headquarters office building**
- ✓ **FOR SALE or TO LET**
- ✓ **Recently renovated and fully-fitted to a high standard**
- ✓ **Kitchen facilities and bathrooms on both floors**
- ✓ **21 car parking spaces (1:261 sq ft)**

## Terms and Tenure

The property is available to let on a new fully repairing and insuring lease for a term to be agreed, or alternatively the freehold interest is for sale.

## Rent

Furnished: £195,000 pa exclusive, payable quarterly in advance.

Unfurnished: £175,000 pa exclusive, payable quarterly in advance.

## Freehold Sale Price

Furnished: £1,495,000 exclusive.

Unfurnished: £1,300,000 exclusive.

## Business Rates

	Rateable Value 2026	Estimated Rates Payable (2026/27)
14 Davy Avenue	£88,500	£42,762

## VAT

We understand that the property is not elected for VAT, although intending purchasers and tenants are advised to make their own enquiries as to the incidence of VAT or other applicable taxation for any property transaction.

## Floor Area

	NIA (m <sup>2</sup> ) approx.	NIA (sq ft) approx.
<b>Ground and 1st Floor Offices</b>	<b>508</b>	<b>5,487</b>

## EPC

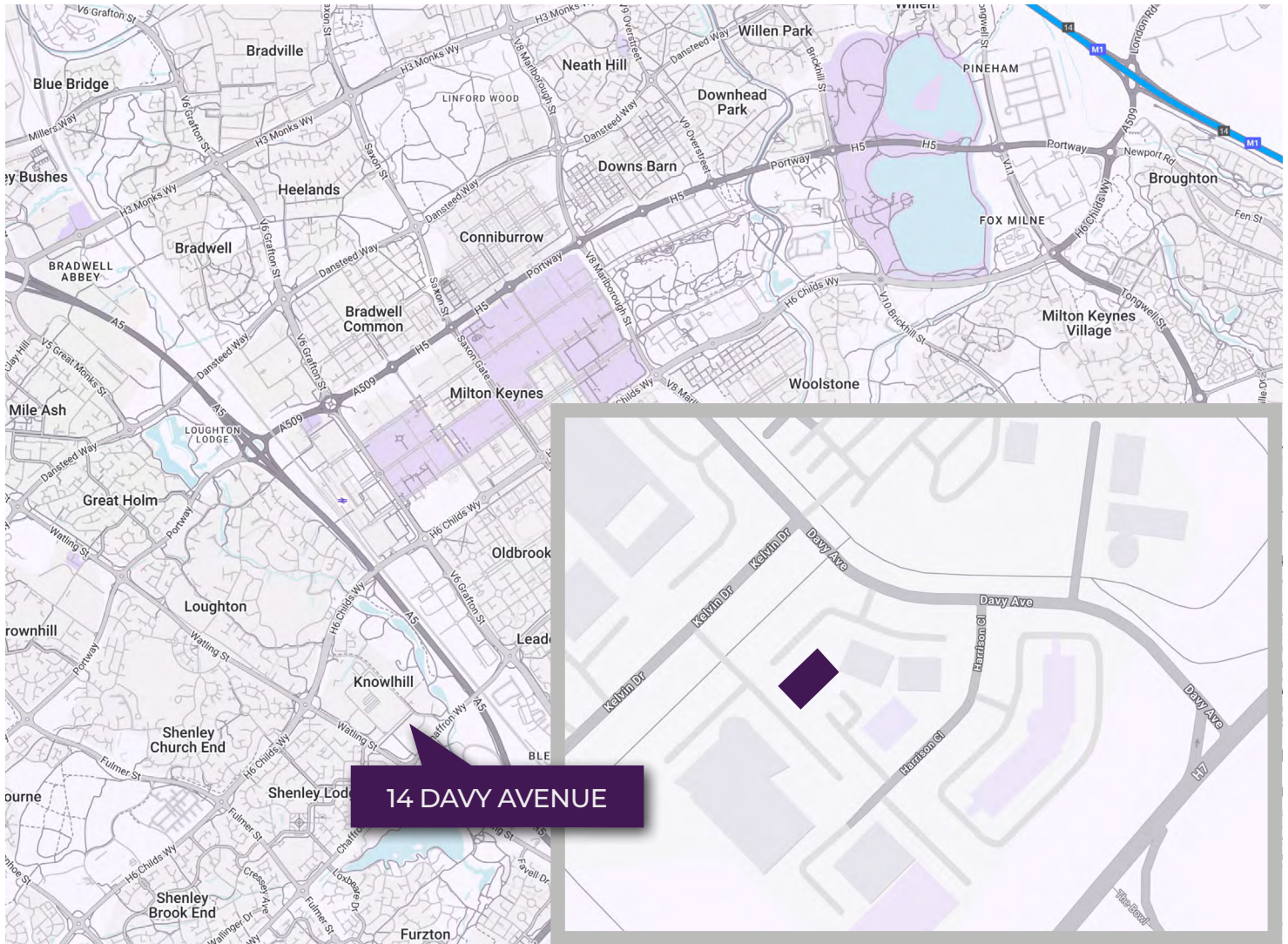
The property has an EPC asset rating of B(44).



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## Location

The Knowlhill employment area 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. Milton Keynes Central railway station can be reached by road or by the local "redway" cycleways and footpaths. Major occupiers in Knowlhill include NHBC, British Standards Institution, Intertek, DHL, NHS, Morgana Systems and Korg.

## Viewing and further information:



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