



louchshacklock
and partners LLP

01908 224 760
www.louchshacklock.com



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

DETACHED OFFICE BUILDING TO LET

10,816 sq ft / 1,005 m²

- Two-storey detached headquarters office building
- Air-conditioning and raised access floors
- Floor-to-ceiling perimeter glazing
- Meeting rooms and kitchen facilities on both floors
- Reception area with passenger lift
- 45 car parking spaces (1:240 sq ft)

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 & Korg.

Description

Bewick House is a detached two-storey office building with high quality external and internal finishes and was constructed in 2015. The property benefits from air-conditioning, suspended ceilings with modular light fittings and raised floors. The glazed reception area, full-height perimeter glazing and the floor-to-ceiling height of 2.7m provide a headquarters office environment with abundant natural light.

The property is fitted with a range of glazed meeting rooms, including a board room with retractable partition, a comms room and kitchen facilities on each floor.

Bewick House features an 8-person lift, roof-mounted solar panels, toilets on each floor, network cabling, and a reception with ceramic tile flooring.

There are 45 allocated car parking spaces.

Highlights

- ✓ **Modern detached headquarters office building**
- ✓ **Prime business park location adjoining parkland**
- ✓ **Grade A specification with air-conditioning and raised floors**
- ✓ **Meeting rooms and kitchen facilities on both floors**
- ✓ **45 car parking spaces (1:240 sq ft)**

Floor Areas

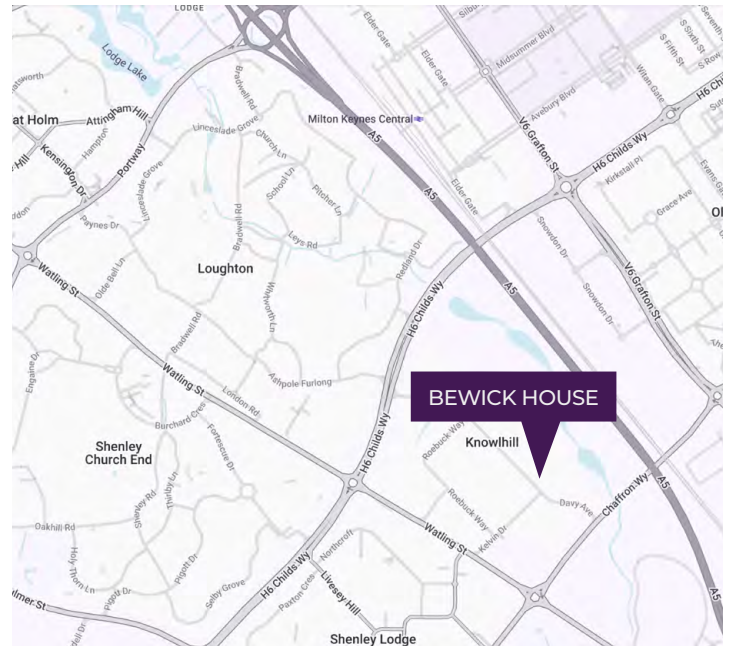
	NIA (m ²)	NIA (sq ft)
Ground and 1st Floor Offices	1,005	10,816

EPC

The property has an EPC asset rating of B(28).

Terms and Tenure

The property is available to let on a new lease for a term to be agreed.



Business Rates

	Rateable Value 2023	Estimated Rates Payable (2024/25)
Bewick House	£90,000	£49,140

Rent

£270,400 pa exclusive, payable quarterly in advance.

Viewing and further information:

Jonathan Whittle



01908 224760

louchshacklock.com

DDI: 01908 224763
jonathan@louchshacklock.com