



**3 FRANK WHITTLE PARK, DAVY AVENUE
KNOWLHILL, MILTON KEYNES, MK5 8FT**

TO LET | OFFICES: 2,133 SQ FT (198.16 SQ M)



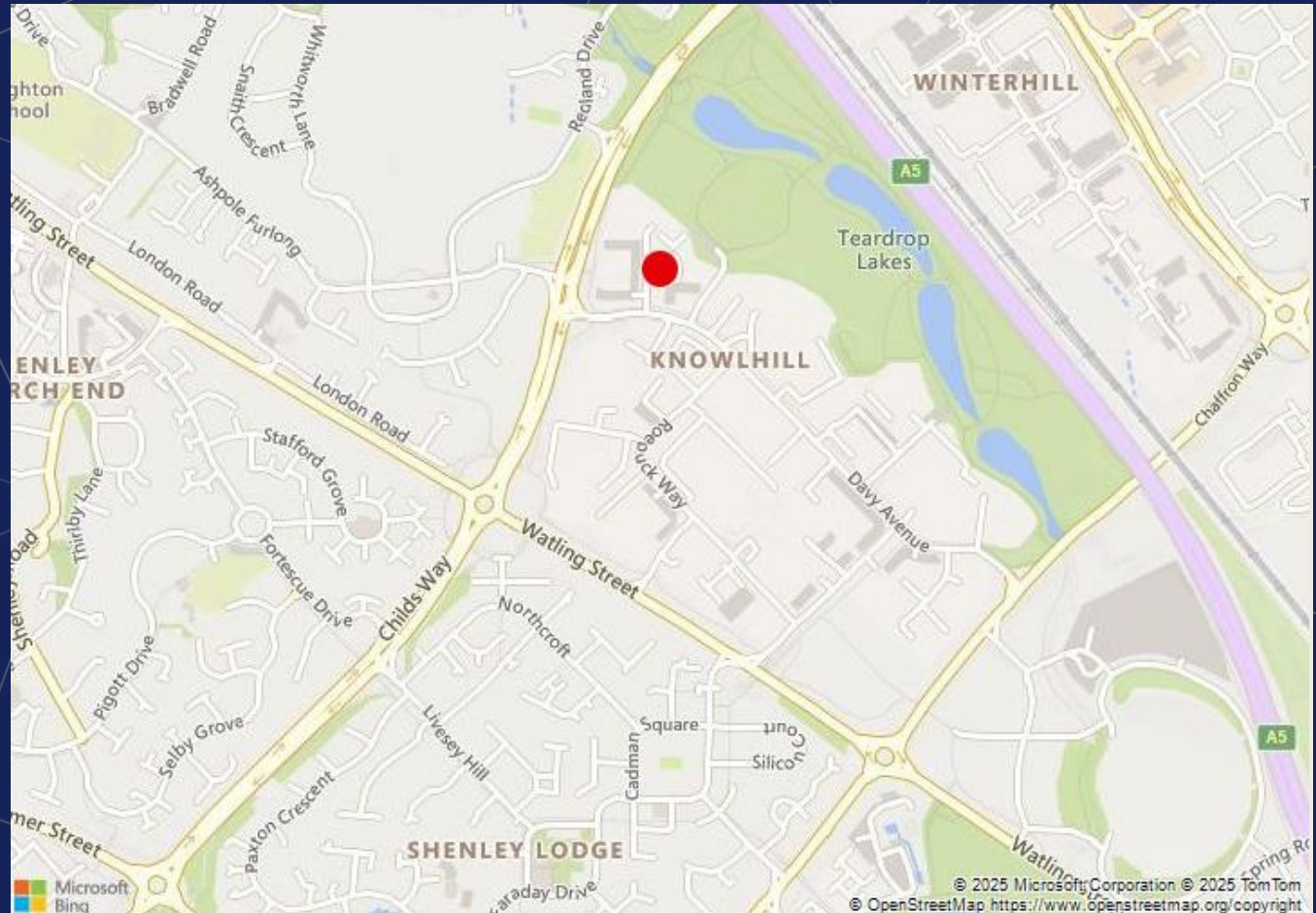
BIDWELLS

LOCATION

Milton Keynes is one of the country's most rapidly expanding cities with a population in excess of 230,000. Junctions 13 and 14 of the M1 motorway are easily accessible via the dual carriageway network to the east and there is a fast intercity rail service to London (Euston) with a fastest journey time of 30 minutes.

Frank Whittle Park is located within the employment area of Knowlhill. The site is walking distance from Milton Keynes Central railway station, 2 minutes from the A5 dual carriageway and less than 10 minutes' drive from Junction 14 of the M1 motorway.

The development is situated prominently on the main estate road, Davy Avenue, that runs through Knowlhill. The rear of the development is the attractive Teardrop Lakes linear park system which staff can enjoy for recreation. Knowlhill is one of Milton Keynes' premier business parks with occupiers including NHBC, EMW and Parcellforce UK.



SUMMARY



Description

Unit 3 is constructed to a high specification over two floors and has been recently refurbished to include a self-contained entrance, raised floors, suspended ceilings with LED lighting, central heating and air conditioning, new carpeting, WCs and shower. The property is primarily open plan and benefits from two meeting rooms and a kitchenette.

Externally, the building further benefits from 7 allocated car parking spaces, with additional shared disabled parking. The scheme is extensively landscaped to create a high-quality environment for both staff and clients, and reflects the extensive areas of parkland nearby.

Additional information

Services

All mains services including water, drainage, gas and power are believed to be connected to the property. Bidwells has not tested any of the available services and interested parties are advised to make their own enquiries as to their condition.

Terms

The space is available by way of a new full repairing and insuring lease for a term of years to be agreed at a quoting rent of £45,000 per annum exclusive.

Additional information (cont.)

Value Added Tax

Prices, outgoing and rentals are quoted exclusive of but may be liable to VAT.

Rates

The Rateable Value of the property is £30,000 as at 1st April 2024. Interested parties are advised to make their own enquiries of the Local Rating Authority, Milton Keynes Council (t: 01908 253 794) to verify rating information.

Legal costs

Each party to be responsible for their own legal costs incurred in the transaction.

EPC

The Energy Performance Rating for this property is C 60. The full certificate and report is available upon request. The property also benefits from a BREEAM Very Good energy rating.

Postcode

MK5 8FT.

ACCOMMODATION

Unit 3 Frank Whittle Park, Knowlhill

The property comprises a floor area of 2,133 sq ft (198.16 sq m) measured on a Net Internal Area (NIA) basis in accordance with the RICS Code of Measuring Practice, 6th Edition.



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GALLERY



Enquiries

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