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

## **1ST AND 2ND FLOOR OFFICE PREMISES TO LET**

**9,942 sq ft / 924 m<sup>2</sup>**

- Modern 1st Floor office premises
- 2nd Floor rotunda feature meeting room
- 38 car parking spaces
- Data cabling and kitchen facilities
- Raised floors and air-conditioning
- Private toilet facilities



## Specification

- ✓ Air-conditioning and raised floors
- ✓ 38 car parking spaces
- ✓ Data cabling, kitchen facilities and conference room
- ✓ Impressive atrium reception area



## Location

Knowhill 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.

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

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

## 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 West Wing of the 1st floor and the 2nd floor rotunda, which is privately accessed from the 1st floor.

A summary of the key features and specification is below.

- Air-conditioning
- Raised floors
- Impressive atrium reception area
- Conference room in the 2nd floor rotunda
- Kitchen and break-out area
- Computer network cabling (not tested)

The available office premises has 38 allocated car parking spaces and has its own private male & female toilet facilities.

## Terms & Tenure

The property is available by means of a new full repairing and insuring lease.

## Rent

£198,840 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 C55.

## Business Rates

Partis House	Rateable Value (2023)	Estimated Rates Payable (2024/25)
1st Floor and Part 2nd Floor West	£77,500	£42,315

## Floor Areas

	Net Internal floor area (m²)	Net Internal floor area (sq ft)
1st Floor and Part 2nd Floor West	924	9,942

## Viewing and further information:

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