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**1 NEWTON COURT | KELVIN DRIVE | KNOWLHILL  
MILTON KEYNES | MK5 8NH**

## **GROUND FLOOR OFFICES TO LET or FOR SALE 2,831 sq ft / 263 m<sup>2</sup>**

- High quality offices built in 2007
- Air-conditioning and raised floors
- Two glass partitioned meeting rooms
- Kitchen area
- Private car parking



## 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. Major occupiers in Knowlhill include NHBC, British Standards Institution, Routeco, DHL, Morgana Systems and Korg.

## Description

Newton Court is a detached office building, sub-divided into 6 office units, with high quality external and internal finishes and was constructed in 2007. Unit 1 Newton Court is a self-contained Ground Floor office suite, with its own entrance and toilet facilities. The property has the benefit of air-conditioning, raised floors and a suspended ceiling with LED light-fittings. The majority of the space is arranged in open plan format, but there are two meeting rooms constructed of full-height glass partitioning and also a fitted kitchen area. There are 10 allocated car parking spaces.

## Specification

- ✓ High quality modern construction
- ✓ Prestigious and attractive location
- ✓ Open plan configuration with two meeting rooms
- ✓ LED lighting, air-conditioning and raised floors
- ✓ 10 allocated car parking spaces.

## Floor Areas

	NIA (m <sup>2</sup> )	NIA (sq ft)
Ground Floor Offices	263	2,831

## Energy Performance Certificate

The property has an EPC asset rating of B(29) valid until 6th December 2033.

## Terms & Tenure

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

Alternatively, the long leasehold interest (982 years unexpired at a peppercorn rent) is available for sale.

## Rent

£55,000 pa exclusive, payable quarterly in advance.

## Sale Price

£650,000 pa exclusive.



## Service Charge

There is a service charge payable for the maintenance and management of common parts of the building and estate.

## Business Rates

	Rateable Value 2023	Estimated Rates Payable (2023/24)
1 Newton Court	£42,000	£20,580

## Viewing and further information:

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