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**NATIONAL ENERGY CENTRE (PHASE 2) | DAVY AVENUE
KNOWLHILL | MILTON KEYNES | MK5 8NG**

DETACHED OFFICE BUILDING TO LET

4,013 SQ FT / 373 m²

- Detached office building
- Landscaped setting in one of Milton Keynes' premier business parks
- Energy efficient specification including ground source heat pump, solar panels and water recycling
- Spacious open plan office environment with excellent level of natural light
- 12 car parking spaces

Location

Knowlhill is a business park located 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

National Energy Centre (Phase 2) is a detached headquarters office building with elevations finished in 'Cheddar Gold' facing brick, cedar wood panel and glazing. The property was constructed for energy efficient occupation and its specification includes ground source heat pump, rainwater recycling and roof-mounted solar PV panels. The property is set in landscaped grounds and benefits from 12 car parking spaces.

The accommodation is presented in mainly open plan format, with a floor-to-ceiling height in excess of 4 metres and an open mezzanine office floor. There is an excellent level of natural light throughout. The specification includes underfloor heating, male & female toilet facilities and fitted kitchen area.

Specification

- ✓ Energy efficient design and construction
- ✓ 12 car parking spaces
- ✓ Open, light and spacious office interior
- ✓ Detached building sharing a private site with one other property

Terms & Tenure

The property is available To Let by means of an assignment of the existing lease expiring 4th June 2021. Alternatively a new fully repairing and insuring lease is available by negotiation.

Rent

Assignment of the existing lease at a passing rent of £56,500 pa exclusive.

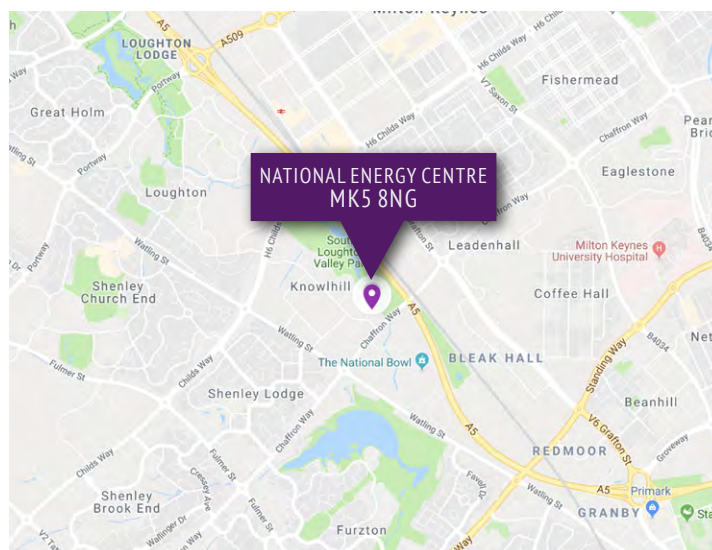
New lease available by negotiation at a quoting rent of £66,150 pa exclusive.

Service Charge

There is a service charge payable for the cost of maintenance and management of common parts of the estate, based on an apportionment of total floor area.

Energy Performance Certificate

The Energy Performance Asset Rating for the property is C-53.



Business Rates

Property Address	Rateable Value 2017	Estimated Rates Payable (2018/19)
National Energy Foundation	£43,000	£21,200

Floor Areas

	Net Internal floor area (m ²)	Net Internal floor area (sq ft)
Ground Floor Office Area	260	2,802
Mezzanine Floor Office Area	113	1,211
Total	373	4,013

Viewing and further information:

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