



MURDOCH COURT

KNOWLHILL | MILTON KEYNES | MK5 8HL

- A new warehouse development
- 8 units with ability to combine
- Internal eaves height from 5.5m-7.7m
- Secure site with extensive car parking and service areas
- Planning consent for B1, B2 & B8 uses

**TO LET
FOR SALE**

2,500-28,000 sq ft
(232-2,600 sq m)



LOCATION

Murdoch Court is situated on the western side of the Knowlhill employment area at the junction between the V4 (Watling Street) and H6 (Childs Way), two of the principal arterial routes in the MK grid system.

The development is accessed from Roebuck Way and is within walking distance of 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. Knowlhill is one of Milton Keynes' premier business parks with occupiers including DHL, NHBC, Morgan, Madison Cycles, Winterhalter and Korg.

SAT NAV REF: MK5 8HL

ON FOOT

Milton Keynes Central Station 5 mins
Source: GoogleMaps

RAIL

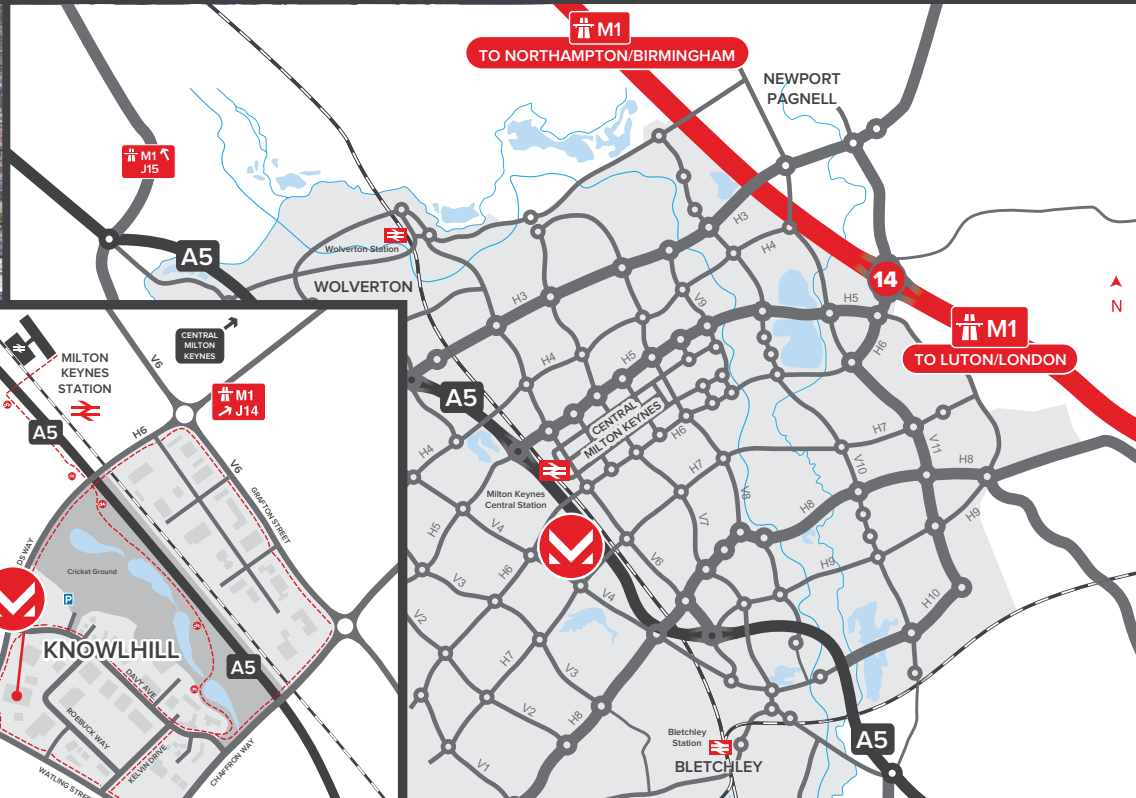
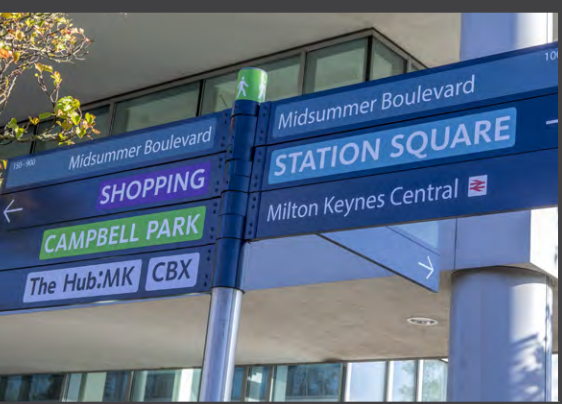
London Euston 34 mins
Birmingham New Street 53 mins
Manchester Piccadilly 98 mins
Source: National Rail Enquiries

ROAD

M1 Junction 14 8 miles
M25 Junction 21 36 miles
Oxford 39 miles
Cambridge 49 miles
Central London 54 miles
Central Birmingham 72 miles
Source: GoogleMaps

AIRPORTS

London Luton 25 miles
London Heathrow Airport 54 miles
Birmingham International 60 miles
East Midlands 72 miles
London Stansted 75 miles
London Gatwick Airport 90 miles
Source: GoogleMaps



THE FOLLOWING SUB-DIVISIONS
ARE INDICATIVE ONLY



DESCRIPTION

The development comprises 3 detached terraces which are capable of being divided into 8 individual units with good prominence to Childs Way (H6).

BENEFITS INCLUDE

- Secure fenced and gated site
- Ability to combine units to suit a variety of size requirements
- B1(c), B2 and B8 planning consent
- Minimum internal eaves height of 5.5m rising to 7.7m
- Ground level loading
- High quality modern construction
- Good on-site parking and loading facilities
- Built to shell specification with services ready for fitting-out to suit occupiers' requirements

ACCOMMODATION

The scheme comprises up to 8 new warehouse/production units which are available either separately or combined, with sizes ranging from 2,500 sq ft to a maximum of 28,000 sq ft.

TERMS

The units are available on a leasehold basis by way of new full repairing and insuring leases, detailed terms on application. Block B is also available on a freehold basis. For full details please see the attached availability schedule.





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RATES

The units are currently awaiting assessment for Business Rates. Interested parties are advised to make their own enquiries to the Local Rating Authority to verify this information.

LEGAL COSTS

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

VALUE ADDED TAX

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

EPC

The energy rating of these properties range from A20 to A21. The certificates and full reports are available on request.

For viewing and further information, please contact the joint sole agents:

JONATHAN WHITTLE

01908 224763

jonathan@louchshacklock.com

CHRIS MCCLURE

01908 224767

chris@louchshacklock.com

PAUL DAVIES

01908 202196

paul.davies@bidwells.co.uk

KELLY BOWMAN

01908 202193

kelly.bowman@bidwells.co.uk

