



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

**In Brief**

- A new warehouse development
- 10 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

**MURDOCH COURT, KNOWLHILL  
MILTON KEYNES MK5 8HL  
FOR SALE/TO LET**

### Location

Murdoch Court is situated on the western side of the Knowhill 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.

Knowhill is one of Milton Keynes' premier business parks with occupiers including DHL, NHBC, Morgan, Madison Cycles and Kids Play Childcare.

### Description

The development comprises 3 detached terraces which are capable of being divided into 10 individual units (split 6, 2 and 2 units respectively) 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
- Maximum 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.

### Accommodation

The scheme comprises up to 10 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 will be available on a leasehold basis by way of new full repairing and insuring leases, detailed terms on application.

Blocks B and D are also available on a freehold basis. For full details please see the attached availability schedule.



## Additional Information

### 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 Performance Certificates for the units have been commissioned but not yet received.

### Postcode

MK5 8HL.

### Enquiries

Paul Davies  
01908 202196  
[paul.davies@bidwells.co.uk](mailto:paul.davies@bidwells.co.uk)

### Joint Agent

Jonathan Whittle  
01908 224760  
[jonathan@louchshacklock.com](mailto:jonathan@louchshacklock.com)

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UNIT NO.	SIZE		QUOTING RENT (£/PAX)	QUOTING RENT (£/PSF)	FREEHOLD PRICE	STATUS
	SQ FT	SQ M				
<b>Unit B</b>						
<b>B1</b>	6,000	557	£58,500	£9.75	£900,000	AVAILABLE
<b>B2</b>	6,000	557	£58,500	£9.75	£900,000	AVAILABLE
<b>B3</b>	6,000	557	£58,500	£9.75	£900,000	AVAILABLE
<b>B4</b>	2,500	232	£24,375	£9.75	£375,000	AVAILABLE
<b>B5</b>	2,500	232	£24,375	£9.75	£375,000	AVAILABLE
<b>B6</b>	5,000	464	£48,750	£9.75	£750,000	AVAILABLE
<b>B1 – B6</b>	28,000	2,601	£273,000	£9.75	£4,200,000	AVAILABLE
<b>Unit C</b>						
<b>C1</b>	3,000	278	£29,250	£9.75	N/a	AVAILABLE
<b>C2</b>	3,000	278	£29,250	£9.75	N/a	AVAILABLE
<b>C1 – C2</b>	6,000	556	£58,500	£9.75	N/a	AVAILABLE
<b>Unit D</b>						
<b>D1</b>	2,500	232	£25,000	£10.00	£375,000	AVAILABLE
<b>D2</b>	2,500	232	£25,000	£10.00	£375,000	AVAILABLE
<b>D1 – D2</b>	5,000	464	£50,000	£10.00	£750,000	AVAILABLE

Combined accommodation packages available (subject to unit availability). Prospective occupiers are advised to check the rates payable by contacting the Local Rating Authority, Milton Keynes Council on 01908 691 691. Prices outgoing and rentals are quoted exclusive of but may be liable to VAT.

**Enquiries**

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