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**UNIT D MURDOCH COURT | ROEBUCK WAY | KNOWLHILL  
MILTON KEYNES | MK5 8GH**

## DETACHED WAREHOUSE/PRODUCTION UNIT

**5,576 sq ft (518 m<sup>2</sup>)**

### TO LET

- Detached warehouse/production unit built in 2019
- Gated entrance
- Large service yard and extensive car parking area
- Internal eaves height of 6.0m-7.0m
- Highly prominent and accessible location close to Central Milton Keynes
- High quality construction with Energy Performance rating A-20



## Description

Murdoch Court is a new development of warehouse/production units, built in 2019 of steel portal frame construction with colour-coated insulated steel profile clad elevations and roof, incorporating PVC translucent natural lighting panels, high bay LED lighting and reinforced concrete floor slab.

The unit benefits from a minimum eaves height of 6.0m rising to 7.0m at the apex, 2 electric ground level loading doors and 3-phase electricity supply. Externally, the unit has the benefit of a large yard providing ample car parking provisions and loading area. Additionally, the property is set within a gated estate.

The unit is suitable for a full range of industrial/warehouse uses and has been constructed to a high quality specification which has achieved an Energy Performance rating of A-20.

## Specification

- ✓ Detached warehouse/production unit built in 2019
- ✓ Available as a whole or individual units from 2,788 sq ft
- ✓ Colour-coated insulated steel cladding with glazed sections
- ✓ Steel portal frame construction with internal eaves height of 6.0m-7.0m
- ✓ Electrically operated ground level access loading doors
- ✓ Allocated service yard and car parking area
- ✓ EPC Grade A (20)

## Terms and Tenure

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

## Rent

£78,064 per annum exclusive.

## Service Charge

Incoming occupiers will be responsible for payment of a service charge towards maintenance and management of common parts of the estate. Further details upon application.

## Floor Area

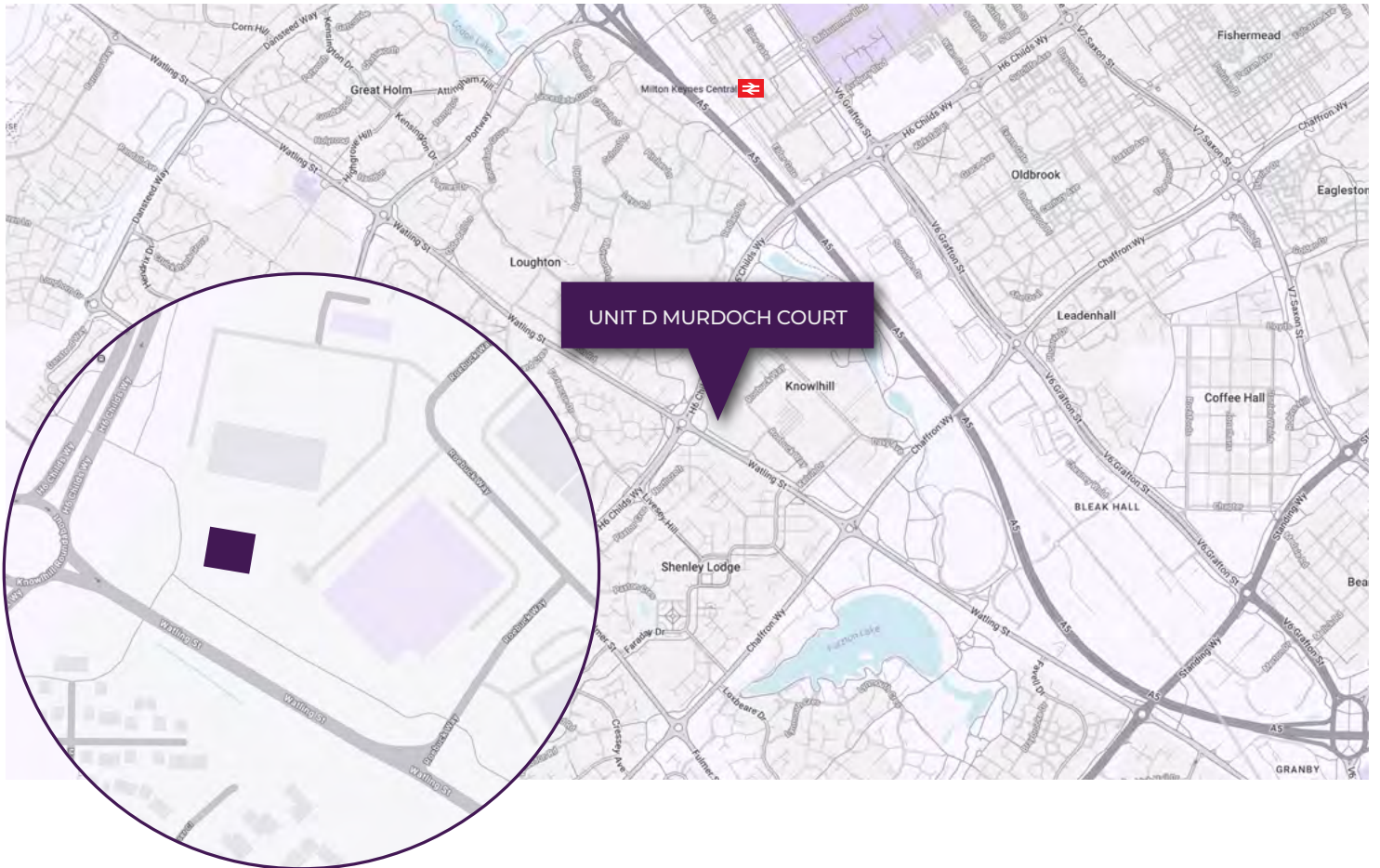
	GIA (m <sup>2</sup> ) approx.	GIA (sq ft) approx.
<b>Unit D</b>	<b>518</b>	<b>5,576</b>

## Business Rates

	Rateable Value 2023	Estimated Rates Payable (2025/26)
Unit D Murdoch Court	£45,250	£22,580

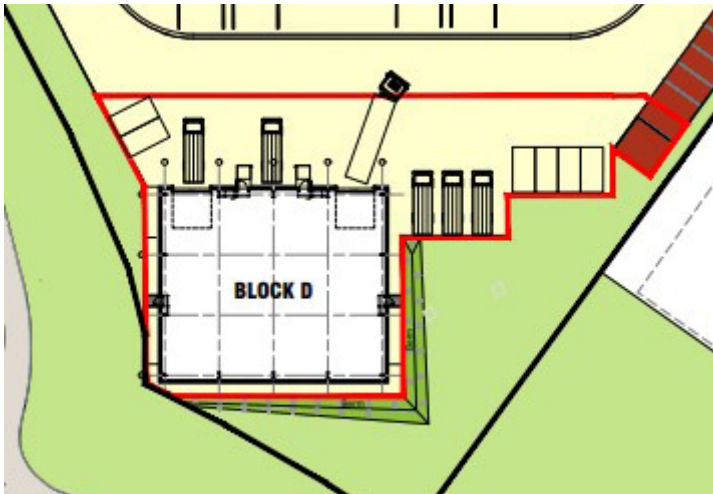
## EPC

The property has an EPC rating of A-20.



## Location

Knowhill is an established business and industrial park approximately 1 mile to the South West of Central Milton Keynes and 4 miles to the West of Junction 14 of the M1 motorway. Knowhill is accessed from three of MK's main urban "grid roads" V4 Watling Street, H6 Childs Way and H7 Chaffron Way. Major occupiers in Knowhill include DPD, DHL, Winterhalter, NHBC, British Standards Institution, Intertek, Korg and Morgana Systems.



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