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**BLUEPOINT HOUSE | DAVY AVENUE | KNOWLHILL
MILTON KEYNES | MK5 8PB**

HQ WAREHOUSE/INDUSTRIAL BUILDING

22,669 sq ft (2,106 m²)

TO LET

- HQ Warehouse/production premises
- Prominent frontage in prime location
- Steel frame construction with high quality finishes
- EPC Grade A
- Air-conditioning and LED lighting
- Minimum internal eaves height of 6.5m rising to 7.7m
- 2 ground level loading doors
- Equipped with internet connection, data cabling and security systems



Description

Bluepoint House is a semi-detached warehouse/industrial building with integral two-storey office accommodation. The property is built of steel frame construction finished with colour-coated steel cladding and aluminium framed double glazing to the elevations.

Internally, the property is configured to provide a reception area, flanked by partitioned office suites and the warehouse at ground floor level, with high quality office accommodation at first floor. The warehouse/production area benefits from a minimum internal clear eaves height of 6.5m rising to 7.7m at the apex. There is high bay LED lighting, a 3-phase electricity supply, 2 electric ground level loading doors with an external canopy and concrete flooring. Additionally, within the warehouse/production area, are two secure rooms with reinforced concrete elevations, floor and ceiling. The office accommodation comprises a combination of both cellular office suites and open plan accommodation with a board room. It is fitted to a modern specification including kitchen area, raised access floor, data cabling, air-conditioning, suspended ceiling with recessed LED lighting and security systems.

Externally, the property benefits from two access points from Roebuck Way, allowing vehicular access through a one-way system. There are 30 car parking spaces, a cycle shelter and a canopy above the loading bays.

Lease Terms

The property is available by means of a new full repairing and insuring lease for a term to be agreed.

Specification

- ✓ HQ Warehouse/production premises
- ✓ Steel frame construction with high quality finishes
- ✓ EPC Grade A
- ✓ Air-conditioning and LED lighting
- ✓ Minimum internal eaves height of 6.5m rising to 7.7m
- ✓ 2 ground level loading doors
- ✓ Equipped with internet connection, data cabling and security systems

Rent

£261,039 pa exclusive.

Floor Area

	GIA (m ²) approx.	GIA (sq ft) approx.
Warehouse/Production Area	1,283	13,810
Ground Floor Office/Ancillary Area	284	3,057
First Floor Office/Ancillary Area	539	5,802
TOTAL	2,106	22,669

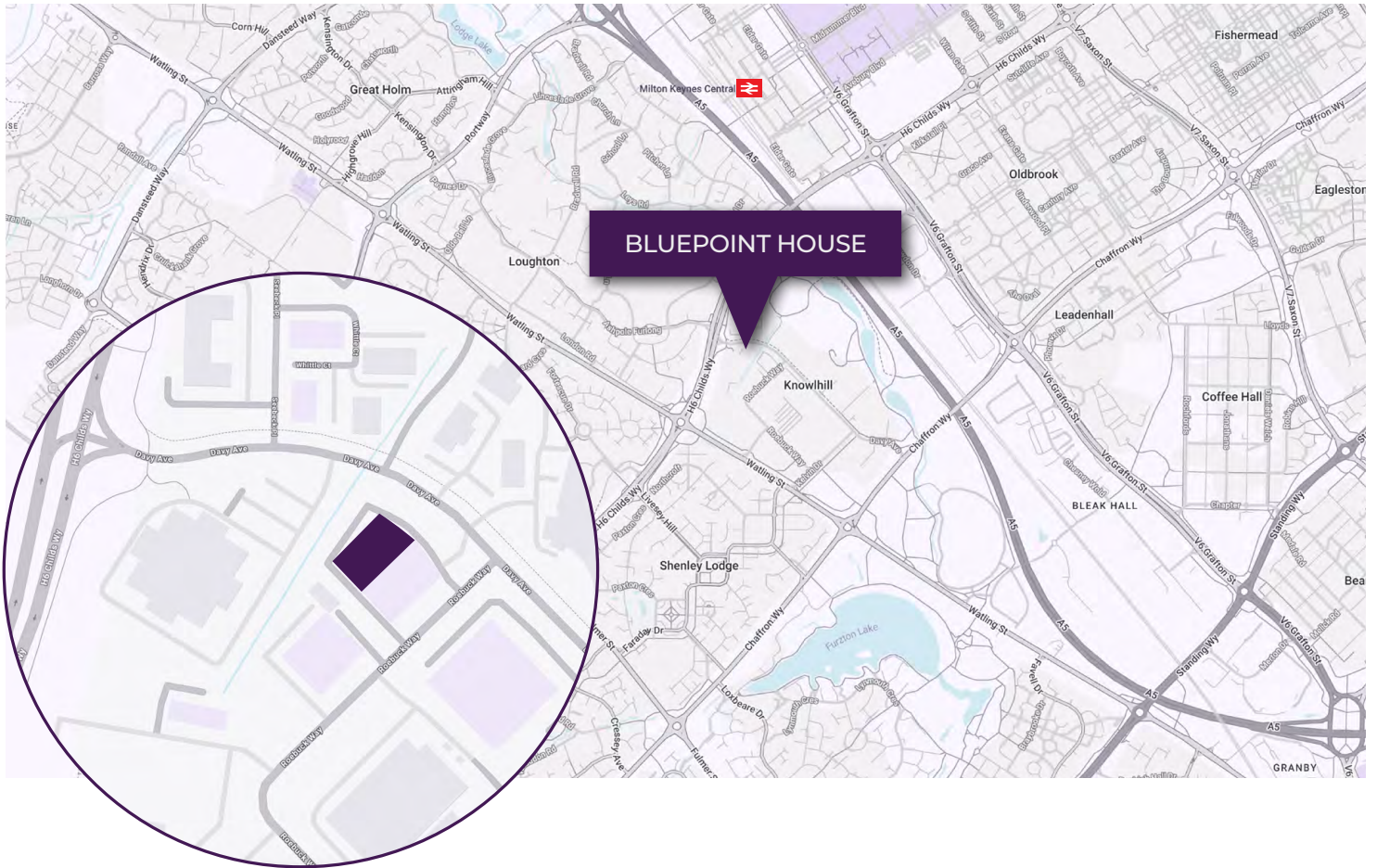


Business Rates

	Rateable Value 2023	Estimated Rates Payable (2025/26)
Bluepoint Corporation	£156,000	£86,580

EPC

The property has an EPC asset rating of A(23).



Location

The Knowhill 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. Knowhill is accessed from three of the 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, Morgana Systems and Korg UK Ltd.



Viewing and further information:



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