



Offices – 1,616 sq ft (150.13 sq m)

In Brief

- High quality offices built in 2009
- Kitchen area in each suite
- High quality reception
- Air conditioning
- Private car parking (6 spaces - 1:245sq ft)

**3-5 RANKIN HOUSE MURDOCH COURT
KNOWLHILL MILTON KEYNES MK5 8GB
TO LET**

Location

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

The Knowlhill estate is one of the most successful business locations in Milton Keynes enjoying both ease of access to the centre whilst still retaining the sense of a 'parkland' style setting. Occupiers include NHBC, British Standards Institution, Routeco, DHL and Morgana Systems.

Description

Constructed in 2009, Rankin House is a high quality detached office sub-divided into 8 suites around three reception areas. The accommodation comprises two suites providing high specification office accommodation accessed off a double height reception area.

The internal specification includes air conditioning, fitted carpets, modern suspended ceilings with inset lighting, perimeter trunking for data/IT cabling, fitted kitchen area with built-in appliances, separate male and female WC facilities.

The exterior design incorporates feature balconies and full height glazed atrium/reception areas. Car parking is laid out to the front and rear of the property.

Services

All mains services including water, drainage, gas and three phase power are believed to be connected to the property. Bidwells have not tested any of the available services and interested parties are advised to make their own enquiries as to their condition.

Terms

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed at a rental of £16.50 per sq ft per annum exclusive.

A service charge will be payable for maintenance and management of common parts of the building and estate based on floor area occupied as a proportion of the total area.



Accommodation

Unit 3	782 sq ft	72.64 sq m
Unit 5	834 sq ft	77.47 sq m
Total	1,616 sq ft	150.13 sq m

Additional Information

Rates

Estimated Rates Payable are £10,834.50 for the year 2017/2018. Interested parties are advised to make their own enquiries to the Local Rating Authority, Milton Keynes Council (t: 01908 691 691).

Legal Costs

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

Value Added Tax

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

EPC

The energy ratings of the available suites are C 54 and C60. The certificates and full reports are available on request.

Postcode

MK5 8GB.

Enquiries

Kelly Bowman
01908 202 193
kelly.bowman@bidwells.co.uk

Joint Agent

Jonathan Whittle
Louch Shacklock
01908 224 760
jonathan@louchshacklock.co.uk

Important Notice

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Bidwells LLP has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells LLP have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.

Bidwells LLP is a limited liability partnership registered in England & Wales (registered number OC344553). Registered head office is Bidwell House, Trumpington Road, Cambridge, CB2 9LD, where a list of members is available for inspection