

Modern Office Premises –1,589 sq ft (147.6 sq m)

In Brief

- Ground floor office space
- High quality modern construction
- Excellent location in Knowlhill just 1 mile from Central Milton Keynes
- 6 allocated car parking spaces

**GROUND FLOOR EAST, 1 RADIAN COURT,
KNOWLHILL, MILTON KEYNES, MK5 8PJ
TO LET**

Location

1 Radian Court is situated on the eastern side of the Knowhill estate in a fronting Davy Avenue, just off the junction between the V4 (Watling Street) and H6 (Childs Way), two of the principal arterial routes in the MK grid system. The Knowhill 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

Radian Court is a modern development of 3 two-storey self-contained office buildings constructed in 2006, with high quality external and internal finishes. The available suite is situated on the ground floor and benefits from good levels of natural light. The property benefits from air conditioning, raised floors and a suspended ceiling and LED lights.

Externally the suite benefits from 6 allocated car parking spaces.

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.

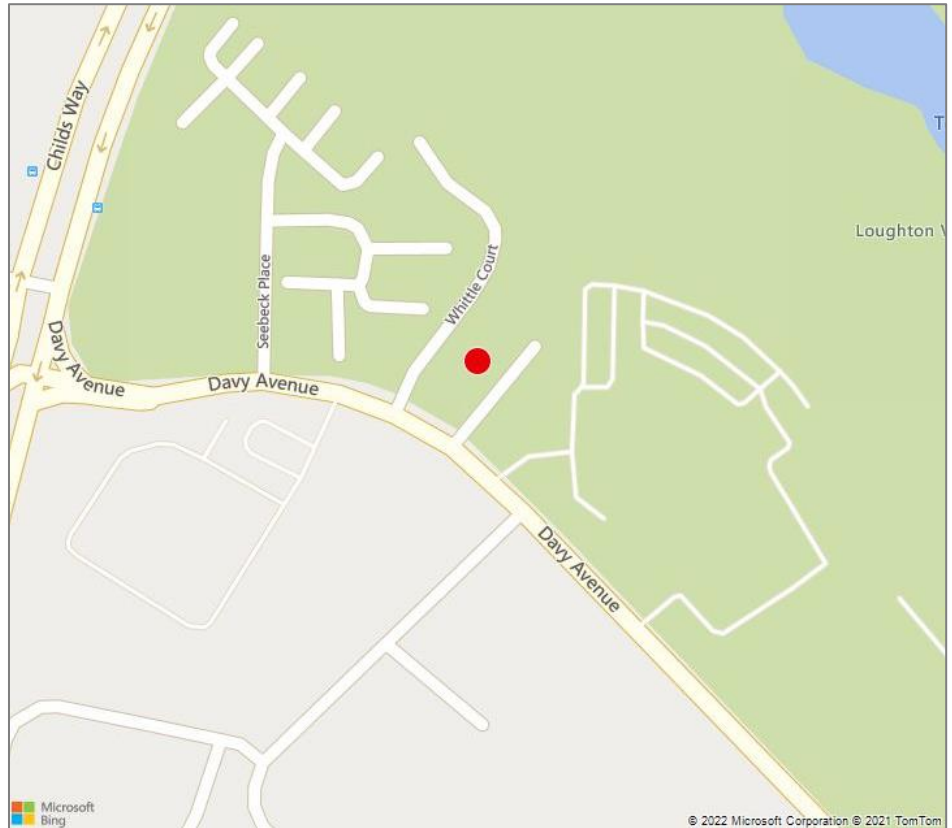
Terms

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 £22.00 per sq ft per annum exclusive.

A service charge will be payable for maintenance and management of common parts of the building and estate. The current service charge is £6.00 per sq ft.

Rates

Interested parties are advised to make their own enquiries of the Local Rating Authority, Milton Keynes Council (t: 01908 691 691) to verify rating information.



Additional 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 this property is E 109. The certificate and full report are available on request.

Postcode

MK5 8PJ.

Enquiries

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