



**GROUND FLOOR EAST & WEST, 1 RADIAN COURT,  
KNOWLHILL, MILTON KEYNES, MK5 8PJ**

**TO LET | OFFICES: 1,589-3,526 SQ FT (147.6-327.6 SQ M)**

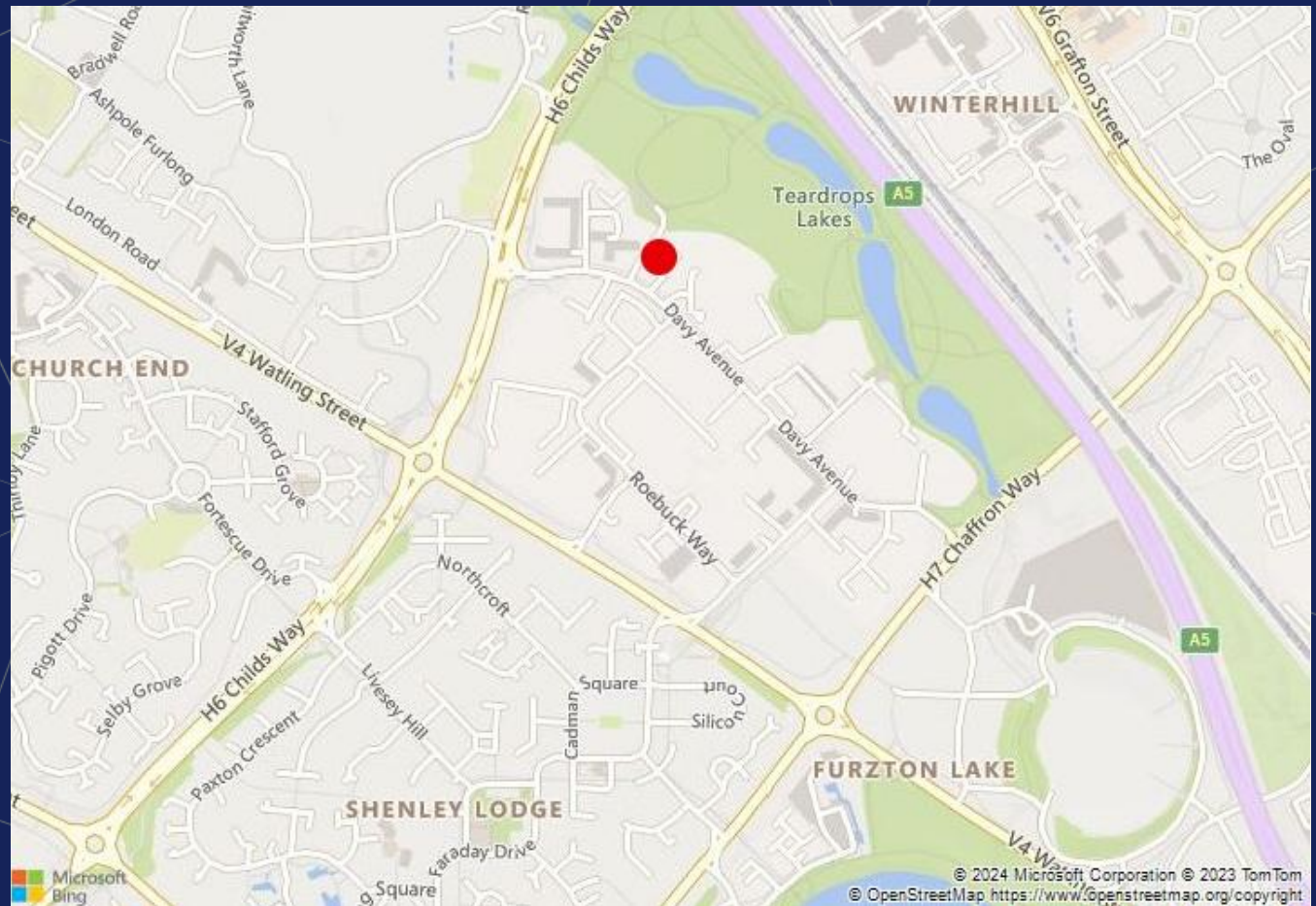
  
**BIDWELLS**



## LOCATION

Milton Keynes is one of the country's most rapidly expanding cities with a population in excess of 230,000. Junctions 13 and 14 of the M1 motorway are easily accessible via the dual carriageway network to the east and there is a fast intercity rail service to London (Euston) with a fastest journey time of 30 minutes.

1 Radian Court is situated on the eastern side of the Knowlhill 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 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.



## SUMMARY



### Description

Radian Court is a modern development of 3 two-storey self-contained office buildings with high quality external and internal finishes. The available suites are situated on the ground floor of Building 1. The property benefits from air conditioning, raised floors, suspended ceilings and LED lighting.

The suites are accessed via a shared entrance served by an intercom system. The suites are available individually or combined.

### Additional information

#### 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.

#### Rates

Interested parties are advised to make their own enquiries of the Local Rating Authority, Milton Keynes Council (t: 01908 253 794) to verify rating information.

### Additional information (cont.)

#### 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 £17.00 per sq ft per annum exclusive.

#### Value Added Tax

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

#### Legal costs

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

#### EPC

The Energy Performance Rating for this property is B 32. The certificate and recommendation report for this property are available on request.

#### Postcode

MK5 8PJ.



## ACCOMMODATION

### Ground Floor Radian Court

Description	Sq ft	Sq m
East Suite	1,589	147.6
West Suite	1,937	179.9
Combined	3,526	327.6



01908 202 190  
bidwells.co.uk

  
BIDWELLS

## GALLERY

---





## GALLERY

---



## Enquiries

**Emily Tarry**

01908 206 754

07825 813 610

[Emily.tarry@bidwells.co.uk](mailto:Emily.tarry@bidwells.co.uk)

### Important notice

Bidwells LLP act for themselves and for the vendors/landlords of this property, whose agents they are, give notice that:

Nothing contained in these particulars or their contents or actions, both verbally or in writing, by Bidwells LLP form any offer or contract, liability or implied obligation to any applicants, viewing parties or prospective purchasers of the property to the fullest extent permitted by law and should not be relied upon as statements or representative of fact. No person in the employment of Bidwells LLP or any joint agents has authority to make or give any representation or warranty whatever in relation to this property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only, may not be to scale and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells LLP has not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. All rentals and prices are quoted exclusive of VAT unless otherwise stated.

Prospective purchasers and tenants will be asked to produce identification of the intended purchaser/tenant and other documentation in order to support any conditional offers submitted to the vendors. Bidwells LLP accepts no liability of any type arising from your delay or other lack of co-operation. We may hold your name on our database unless you instruct us otherwise.

OS licence no. ES 100017734. © Copyright Bidwells LLP 2017. Bidwells LLP is a limited liability partnership registered in England and Wales (registered number OC 344553). Registered office is Bidwell House, Trumpington Road, Cambridge CB2 9LD where a list of members is available for inspection. Your statutory rights are not affected by this notice.