



UNIT 11 BEAUFORT COURT, ROEBUCK WAY,
KNOWLHILL, MILTON KEYNES, MK5 8HL

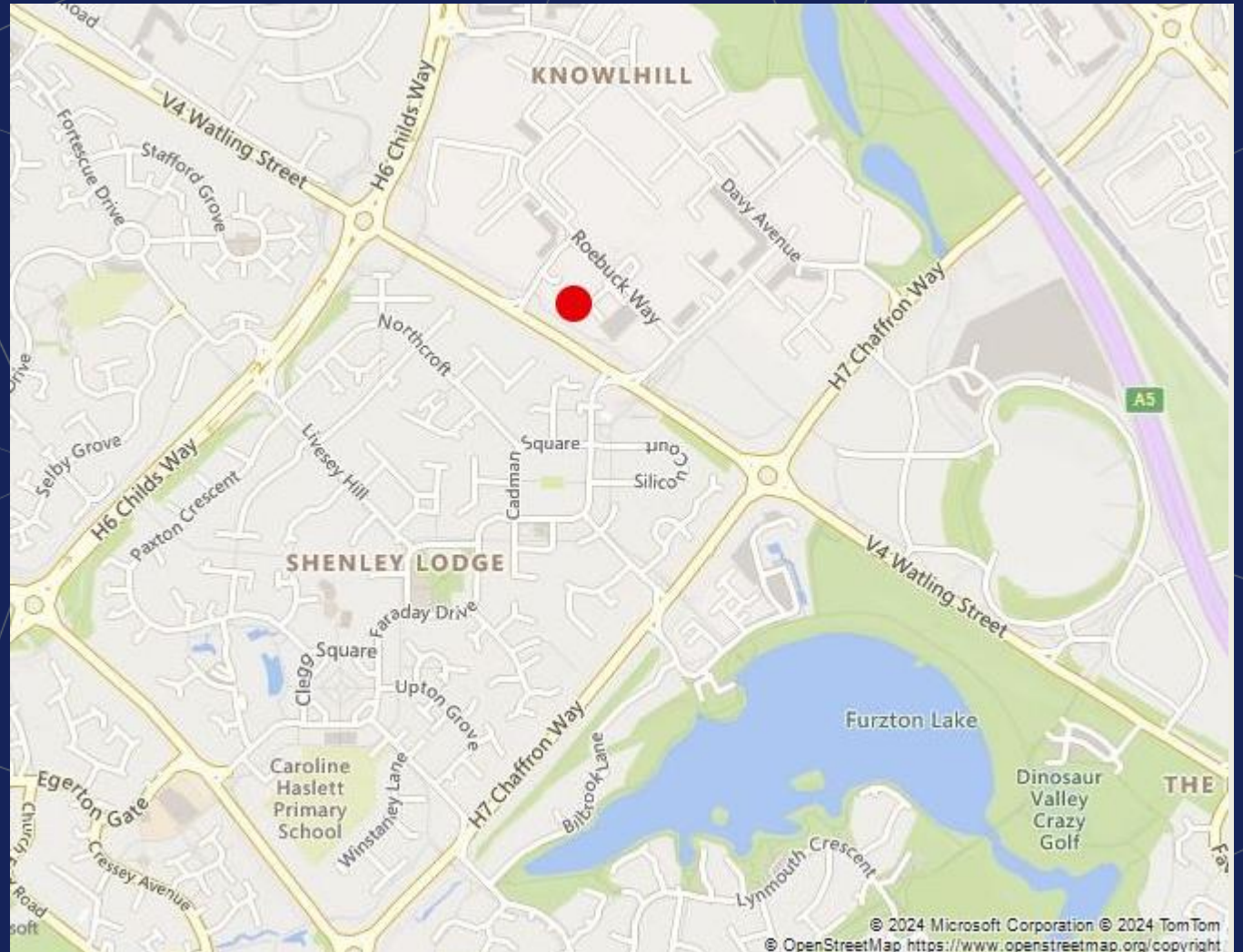
FOR SALE | INDUSTRIAL: 5,373 SQ FT (499.25 SQ M)



LOCATION

Beaufort Court is located within the employment area of Knowlhill. The site is within walking distance of Milton Keynes Central railway station, 2 minutes from the A5 dual carriageway and less than 10 minutes' drive from Junction 14 of the M1 motorway.

The development is situated fronting onto Robuck Way close to its junction with Kelvin Drive within Knowlhill. Unit 11 is located at the end of the rear terrace which backs onto Watling Street (V4). Knowlhill is one of Milton Keynes' premier business parks with occupiers including DHL, NHBC, Morgan, Madison Cycles and Kids Play Childcare.



SUMMARY



Description

The premises comprise a modern end of terrace business/production unit of steel frame construction with a mixture of brick and cedar boarding elevations beneath a mono-pitch roof structure.

Internally there is two story office/ancillary accommodation which benefits from a platform lift, suspended ceilings with recessed lighting, a mixture of air conditioning and gas to radiator heating.

The production area has a minimum eaves height of 2.5m rising to 6.6m, a substantial mezzanine area, dedicated side entrance and half height double glazed rear elevation. Both commercial and pedestrian access is provided from the front elevation and there are 7 dedicated parking spaces.

Additional information:

Services

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

Additional information

Terms

The unit is available by way of freehold disposal, with offers sought in the order of £800,000 exclusive of VAT.

Full details are available on application to the agent.

Rates

We understand the unit has a current Rateable Value of £42,250. Interested parties are advised to make their own enquiries to the Local Rating Authority, Milton Keynes City Council (t: 01908 253794) to verify this information.

Legal costs

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

Value added tax

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

EPC

The Energy Performance Rating of this property is C 54. The full certificate and recommendation report are available on request.

Postcode

MK5 8HL.

ACCOMMODATION

Unit 11 Beaufort Court

| Description | Sq ft | Sq m |
|------------------------------|--------------|---------------|
| Ground Floor Area | 3,116 | 289.50 |
| First Floor Office/Ancillary | 923 | 85.75 |
| Mezzanine | 1,334 | 124.00 |
| Total | 5,373 | 499.25 |

The unit is measured on a Gross Internal Area basis.



GALLERY



GALLERY



Enquiries

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