



BELL HOUSE

KNOWLHILL, MILTON KEYNES MK5 8FR

REFURBISHED OFFICE SUITE TO LET



3,336 SQ FT (310 SQ M)

REFURBISHED FIRST FLOOR OFFICE SUITE



FIRST FLOOR

3,336 SQ FT
(310 SQ M)

Modern Office Space in a Prime Milton Keynes Business Location

Bell House forms part of an attractive office development overlooking South Loughton Valley Park and Tear Drop Lakes within the established Knowlhill business district.

The available accommodation occupies the first floor and provides a bright, open-plan working environment extending to 3,336 sq ft. Recently refurbished, the suite benefits from new air conditioning, raised access floors and excellent natural light throughout.

Access is provided via a shared reception with secure fob-controlled entry, together with passenger lift and stair access. Shared WC and shower facilities are located within the central core.

The office is ideally suited to businesses seeking high-quality accommodation within easy reach of Central Milton Keynes, Milton Keynes Central Station and the M1 motorway.



SPECIFICATION



NEW AIR
CONDITIONING



FULLY ACCESSIBLE
RAISED FLOORS



EPC RATING 'B' (38)



SUSPENDED
CEILINGS



LED
LIGHTING



SHARED W/C



SHARED ENTRANCE
RECEPTION



12 DEDICATED CAR
PARKING SPACES



SECURE FOB ACCESS



WELL POSITIONED NEXT
TO TEAR DROP LAKES



8-PERSON
LIFT ACCESS



SHOWER FACILITIES



ONE OF THE UK'S LEADING BUSINESS DESTINATIONS

Knowlhill is one of Milton Keynes' most established business districts, strategically positioned immediately south-west of Central Milton Keynes and home to a wide range of regional and national occupiers.

Bell House occupies a prominent position on Seebeck Place, just off Davy Avenue and close to the H6 Childs Way dual carriageway, providing excellent connectivity across Milton Keynes and beyond. The location benefits from a mature landscaped environment overlooking South Loughton Valley Park and Tear Drop Lakes, creating an attractive working environment.

Milton Keynes sits at the centre of the Oxford–Cambridge Arc, one of the UK's most important economic growth corridors. The city has become a focal point for innovation, technology, professional services and advanced manufacturing, attracting investment from both national and international businesses. Its strategic location between Oxford, Cambridge, London and Birmingham provides occupiers with access to a highly skilled workforce and exceptional transport connectivity.

LOCAL AMENITIES

Occupiers benefit from immediate access to the extensive retail, leisure and food and beverage offer within Central Milton Keynes, including over 250 retail, leisure and dining destinations, together with a wide selection of cafés, restaurants, hotels, fitness facilities and entertainment venues.

Towns & Cities

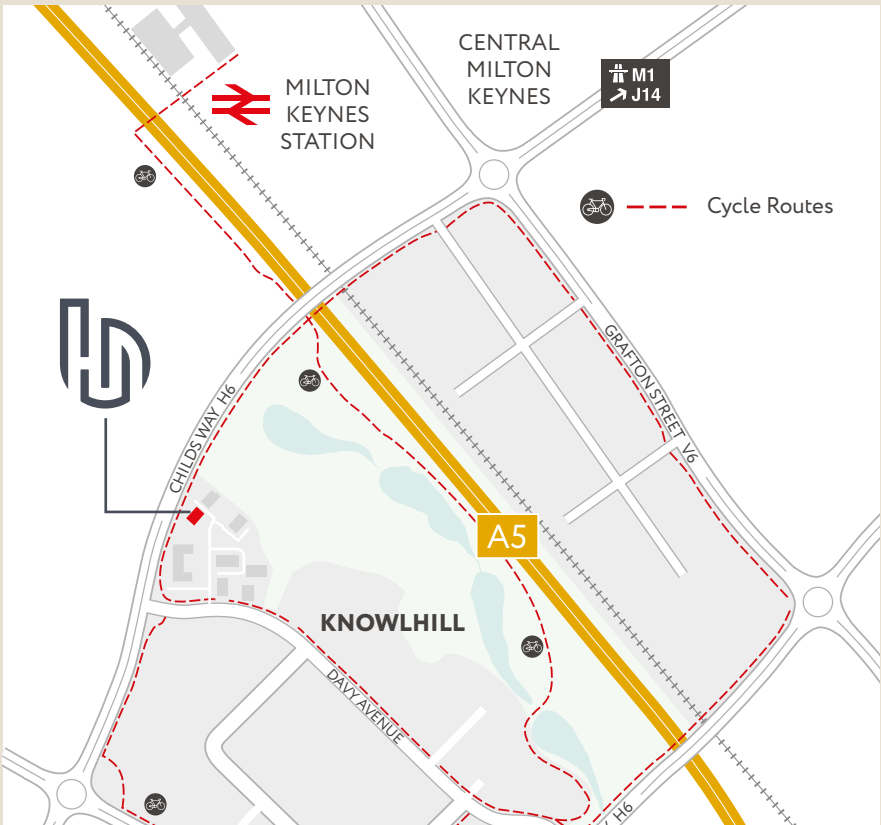
M1 Junction 14	5 mins
M25 Junction 21	35 mins
Central London	50 mins
Oxford	60 mins
Cambridge	65 mins

Airports

London Luton	35 mins
Birmingham Int.	65 mins
London Heathrow	60 mins
East Midlands	65 mins

Rail

London Euston	33 mins
Birmingham New Street	51 mins
Manchester Piccadilly	98 mins



⇒ MK CENTRAL

Unity Place

The Hub

Tear Drop Lakes

CENTRE:MK
5 minutes drive

Xscape

Winterhill
Retail Park

A5



A5

BELL HOUSE

H6
CHILDS WAY

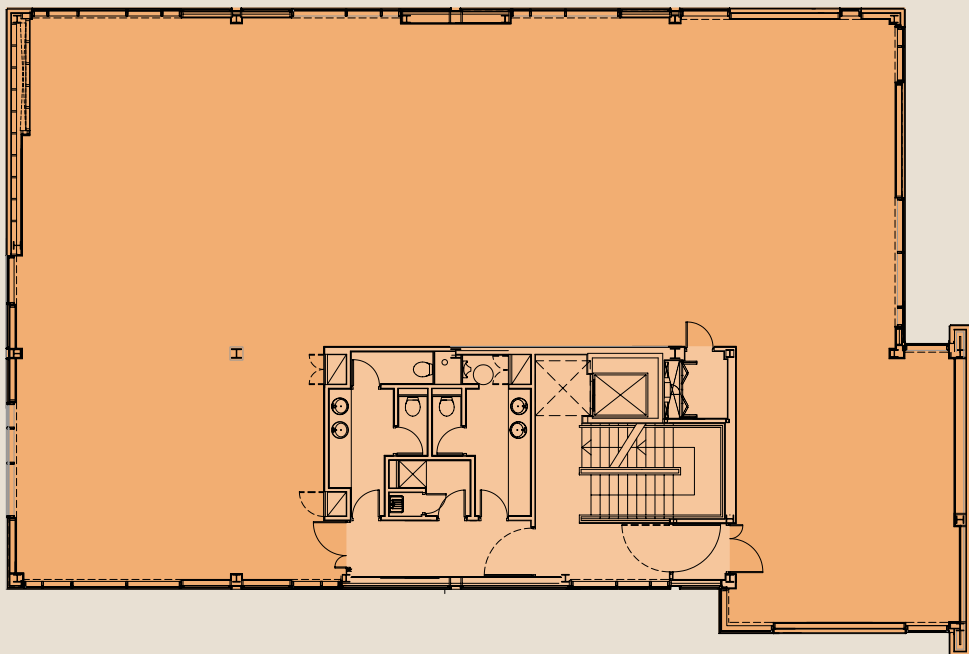
EMW Law

Seebeck Pl

Davy Ave

BELL HOUSE • SEEBECK PLACE • KNOWLHILL • MILTON KEYNES • MK5 8FR

AVAILABLE NOW



ACCOMMODATION

First Floor 3,336 sq ft (310 sq m)

RENT

£91,740 per annum.

BUSINESS RATES

The current Rateable Value from 1 April 2026 is £71,000.

Interested parties should make their own enquiries regarding business rates liability.

SERVICE CHARGE

A service charge is payable towards the maintenance and upkeep of the common parts of the building and wider estate.





BELL HOUSE

KNOWLHILL, MILTON KEYNES MK5 8FR

For further information or to arrange a viewing please contact:



IAN LEATHER

01908 061261

07860 612 242

ianleather@brayfoxsmith.com

JOSS BURROWS

01908 061261

07342 341727

jossburrows@brayfoxsmith.com

JAMES HAYCOCK

01908 061261

07701 378583

jameshaycock@brayfoxsmith.com