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**UNIT B | LI-LIN HOUSE | DAVY AVENUE | KNOWLHILL
MILTON KEYNES | BUCKINGHAMSHIRE | MK5 8NB**

SEMI-DETACHED WAREHOUSE PREMISES

11,152 sq ft (1,036.02 m²)

TO LET

- Modern warehouse premises in Knowlhill with frontage to Davy Avenue.
- Unit B is self-contained and joined to Unit A which is occupied.
- 1st floor office accommodation with kitchen, shower and toilet facilities.
- 7.0m minimum internal clear height.
- Single ground level loading door to shared service yard.
- EPC Grade B.



Description

The property comprises a semi-detached modern steel industrial / warehouse unit with offices. The building is constructed around a steel portal frame and reinforced concrete floor slab. The office elevations are finished in a Velfac curtain wall glazing system and the warehouse elevations in Kingspan microrib insulated panels.

The warehouse has a minimum internal eaves height of 7.0m and is fitted with heating and lighting. It provides clear operational floor space uninterrupted by structural columns. There is a 3-phase electricity supply (shared with Unit A). There is a shared loading yard to the rear and Unit B has a single ground level electrically operated sectional loading door.

The first floor office area has been recently redecorated and carpeted and is finished to a modern office specification including suspended ceiling with recessed LED light fittings, anti-sun reflective glazing, perimeter trunking, computer network cabling (not tested) and gas fired central heating. There are kitchen, toilet and shower facilities. Unit B has its own ground floor entrance area with disabled toilet facility and there is an allocation of 18 car parking spaces.

Terms & Tenure

The property is available to let on a new lease for a term to be agreed.

Rent

£99,950 pa exclusive.

EPC

The property has an EPC rating of B-43.

Specification

- ✓ **Semi-detached modern warehouse.**
- ✓ **1st floor office accommodation with kitchen, shower and toilet facilities.**
- ✓ **7.0m minimum internal clear height.**
- ✓ **Single ground level loading door to shared service yard.**
- ✓ **18 car parking spaces.**
- ✓ **EPC Grade B.**

Service Charge

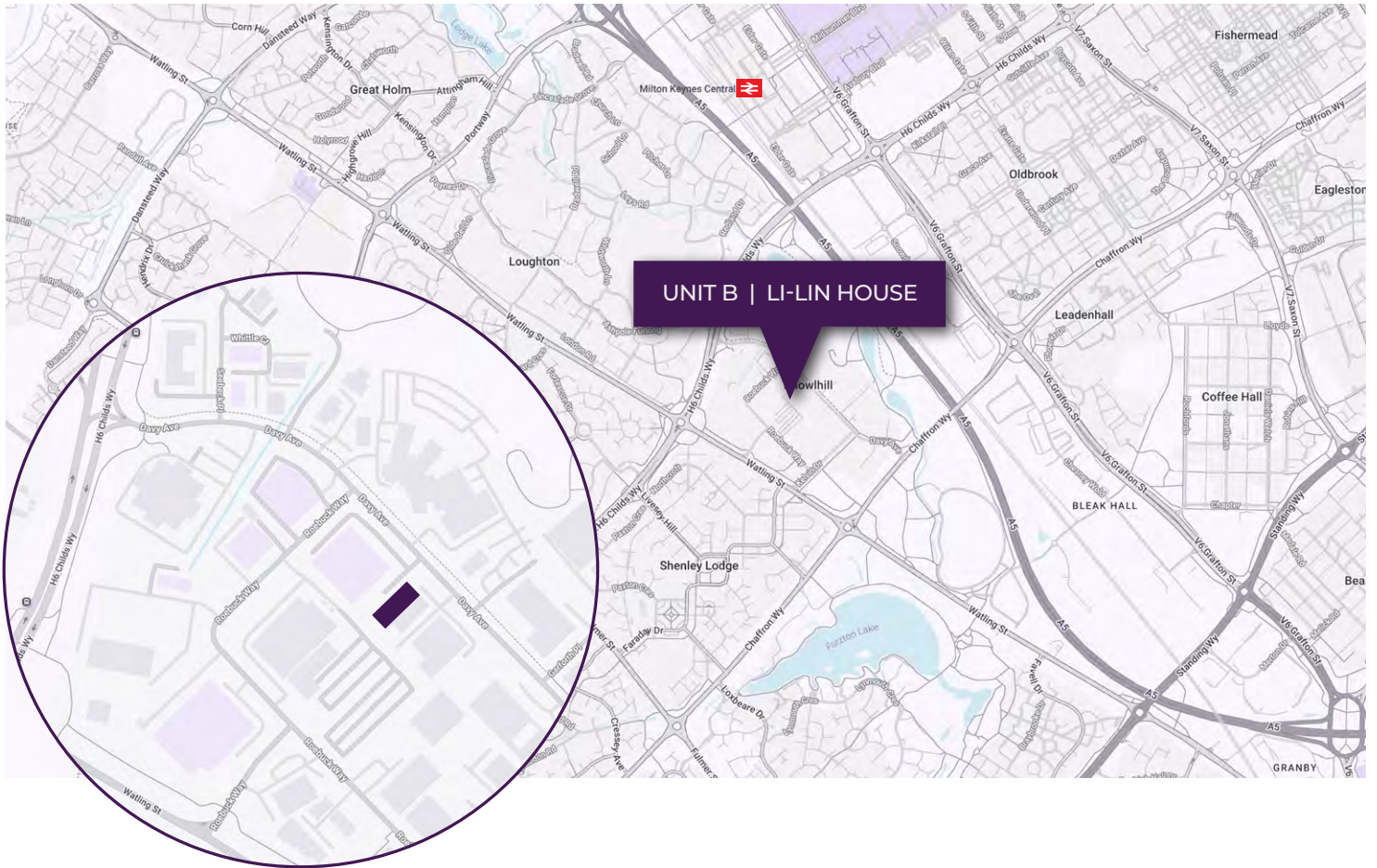
There is a service charge payable for the maintenance and management of common parts of the building and estate, based upon floor area occupied as a proportion of the total floor area.

Floor Area

	GIA (m ²) approx.	GIA (sq ft) approx.
Unit B Li-lin House, Davy Avenue	1,036.02	11,152

Business Rates

	Rateable Value 2023	Estimated Rates Payable (2025/26)
Unit B Li-lin House, Davy Avenue	£77,000	£42,735



Location

The Knowlhill employment area is approximately 1 mile to the South West of Central Milton Keynes and approximately 4 miles to the West of Junction 14 of the M1 motorway. Knowlhill is accessed from three of the main urban "grid roads" V4 Watling Street, H6 Childs Way and H7 Chaffron Way. Major occupiers in Knowlhill include DPD, DHL, Winterhalter, NHBC, British Standards Institution, Intertek, Morgana Systems and Korg UK Ltd.



Viewing and further information:



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