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**2 NEWTON COURT | KELVIN DRIVE | KNOWLHILL
MILTON KEYNES | MK5 8NH**

1ST FLOOR OFFICES

2,857 sq ft (265 m²)

TO LET

- 1st floor self-contained office premises
- Private ground floor entrance area
- Air-conditioning and raised floors
- Three glazed partitioned meeting rooms
- Kitchen area
- Computer network cabling
- 10 private car parking spaces



Description

Newton Court is a detached office building, sub-divided into 6 office units, with high quality external and internal finishes and was constructed in 2007. Unit 2 Newton Court is available to let and is a self-contained first floor office suite with its own ground floor entrance with intercom access control.

The specification includes air-conditioning, raised floors and a suspended ceiling with LG7 type light-fittings (to be upgraded to LED by agreement). The majority of the space is arranged in open plan format, but there are three meeting rooms constructed of full-height glass partitioning, a fitted kitchen area and comms room. There is an excellent level of natural daylight throughout the office from double-glazed windows on three elevations. The office suite benefits from its own private WC facilities.

Unit 2 has an allocation of 10 private car parking spaces and has an efficient energy performance rating of B30.

Highlights

- ✓ High quality modern construction
- ✓ Prestigious and attractive location
- ✓ Open plan configuration with three glass-partitioned meeting rooms
- ✓ Kitchen area
- ✓ Air-conditioning and raised floors
- ✓ 10 car parking spaces

Terms and Tenure

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

Rent

£60,000 pa exclusive, payable quarterly in advance.

Estate Service Charge

There is a service charge payable for maintenance and management of common parts of the estate.

Business Rates

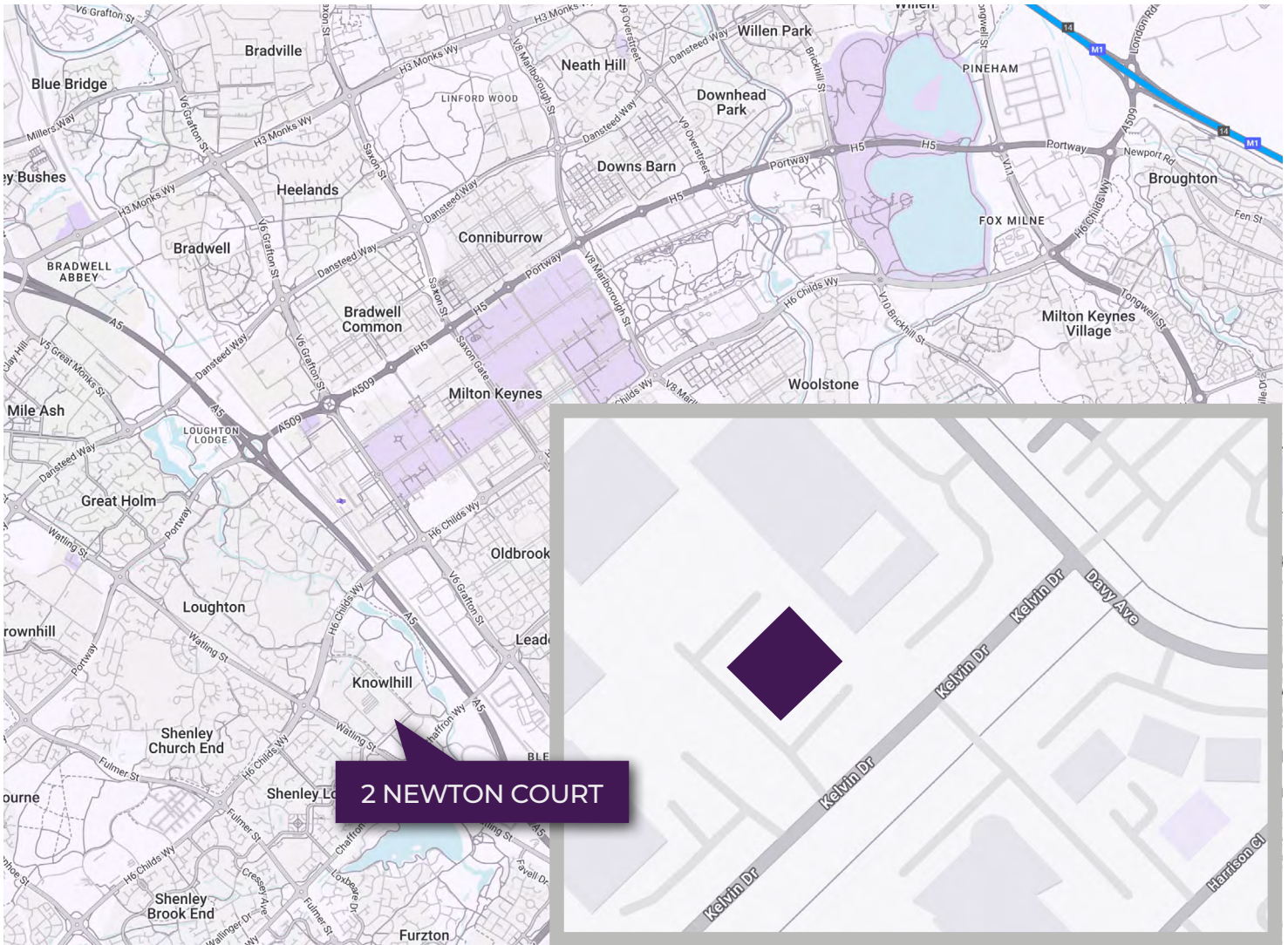
	Rateable Value 2026	Estimated Rates Payable (2026/27)
2 Newton Court	£49,000	£21,168

Floor Areas

	NIA (m ²) approx.	NIA (sq ft) approx.
1st Floor Offices	265	2,857

EPC

The property has an EPC asset rating of B30.



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 NHBC, British Standards Institution, Routeco, DHL, Morgana Systems and Korg.

Viewing and further information:



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