

BLETCHLEY TRADE PARK

WATLING STREET, BLETCHLEY, MILTON KEYNES, MK6 4AE



LOCATION

The property is approximately 4 miles south-east of Milton Keynes town centre and 6 miles west of junctions 13 and 14 of the M1. The estate has excellent frontage to Watling Street and is within 0.5 mile of the Leisure, Retail and Trade outlets that surround Stadium:MK.

DESCRIPTION

The estate is a single terrace of trade outlets fronting onto a communal loading and parking area. There are 12 units on the estate predominantly let to national and regional trade outlet operators.

SPECIFICATION

- · Prominent trade counter units
- · 3 phase electricity
- Good onsite car parking
- Snack van on-site

LEASE TERMS

The units are available on new full repairing and insuring lease

BUSINESS RATES

Available upon request.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction

VAT

All figures quoted are exclusive of VAT, which is applicable







On behalf of the landlore



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UNIT	OCCUPIER	M²	FT²
1	JOHNSTONE'S DECORATING CENTRE		N/A
2	TO LET	248.1	2,670
3	HSS SERVICE GROUP	N/A	N/A
4	TO LET	136.5	1,470
5	CITY ELECTRICAL FACTORS		N/A
6A	STADIUM STUDIOS		N/A
6B/7	HOWDEN JOINERY PROPERTIES LIMITED	N/A	N/A
8/9	EURO CAR PARTS	N/A	N/A
10	SPORTS BIKE SHOP	N/A	N/A
n	TOPPS TILES	N/A	N/A
12	EASY BATHROOMS	N/A	N/A

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DESCRIPTION

Self-contained trade warehouses of portal frame construction. Sufficient height to incorporate a mezzanine floor. Toilet and kitchen facilities installed by previous tenant.

SPECIFICATION

- · Panelled up and over loading door
- · Minimum eaves height 6.6m
- 3 phase electricity
- WC facilities

ACCOMMODATION

Available accommodation comprises of the following gross internal areas:

TOTAL	M ²	FT ²	EPC
UNIT 2	248.1	2,670	D-81
UNIT 4	136.5	1,470	D-81



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