

# UNITS TO LET

## 1,470 ft<sup>2</sup> & 2,669 ft<sup>2</sup>



PROMINENT TRADE  
COUNTER UNITS



GOOD ON-SITE  
PARKING



3 PHASE POWER  
SUPPLY



[www.ipif.com/blechley](http://www.ipif.com/blechley)

TRADE COUNTER UNITS TO LET

**BLETCHLEY TRADE PARK**  
WATLING STREET, BLETCHLEY, MILTON KEYNES, MK6 4AE

**IPIF**



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.

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.

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

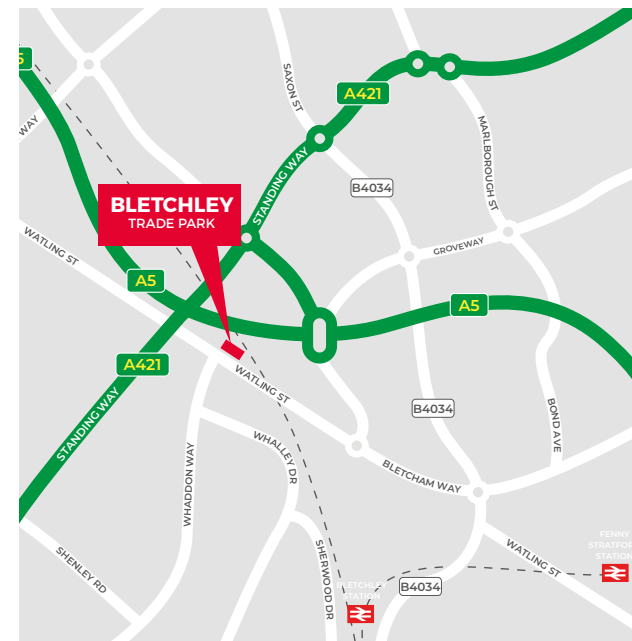
The units are available on new full repairing and insuring lease.

Available upon request.

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

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

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.



**IPIF**   
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# BLETCHLEY TRADE PARK

WATLING STREET, BLETCHLEY, MILTON KEYNES, MK6 4AE

UNIT	OCCUPIER	M <sup>2</sup>	FT <sup>2</sup>
1	JOHNSTONE'S DECORATING CENTRE	N/A	N/A
2	TO LET	247.9	2,669
3	HSS SERVICE GROUP	N/A	N/A
4	TO LET	136.5	1,470
5	CITY ELECTRICAL FACTORS	N/A	N/A
6A	STADIUM STUDIOS	N/A	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
11	TOPPS TILES	N/A	N/A
12	EASY BATHROOMS	N/A	N/A

WATLING STREET, BLETCHLEY, MILTON KEYNES, MK6 4AE

## 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 <sup>2</sup>	FT <sup>2</sup>	EPC
UNIT 2	247.9	2,669	D-81
UNIT 4	136.5	1,470	D-81



On behalf of the landlord



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