

TO LET

3,169 Sq Ft (294.4 Sq M)

- Prominent retail location
- Suitable for a variety of users, historically as motor trade.
- Strong neighbouring occupiers to include Iceland and Lidl.
- Benefits from refurbishment



13 Dukes Drive

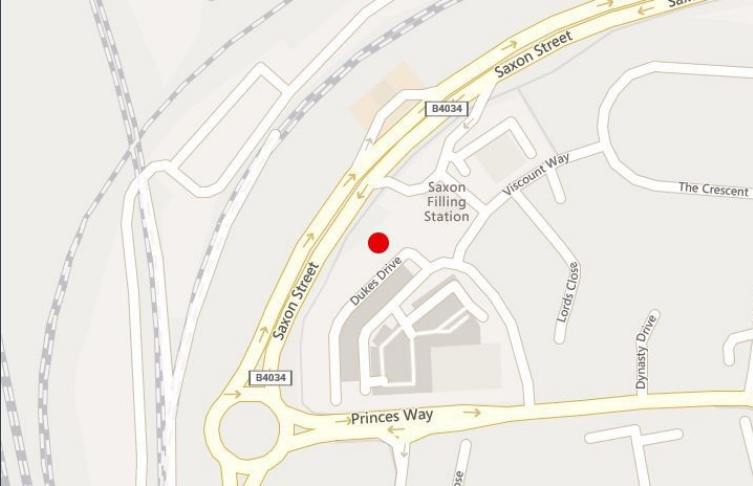
Bletchley, Milton Keynes, MK2 2QG

KirkbyDiamond

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LOCATION

- 13 Dukes Drive is located in central Bletchley, Milton Keynes and forms part of wider.
- It forms part of a larger retail scheme including other strong neighbouring occupiers including Lidl, Dominoes Pizza, Iceland and Pets & Friends.
- Within a short walking distance to Bletchley Station, providing rail access into convenient access into other major hubs.
- Access to A5 within 1.2 miles providing wider connection across Milton Keynes

/// what3words

///trash.cups.rabble

Google Maps

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DESCRIPTION

- 13 Dukes Drive is located end of terrace of a sort after retail scheme, including Lidl, Iceland, Dominoes and Pets & Friends.
- Benefits from refurbishment along with ramps and brake pit currently in situ.
- The premises was historically used by a motor trade user however could accommodate a variety of users.
- Multiple bi-fold concertina glazed doors to the front of the premise.

TERMS

Available by way of a new FRI/IRI lease for a term to be agreed at a rent of £47,750 per annum exclusive. VAT is payable.



ACCOMMODATION (Gross Internal Area*)

Total	294.4 SQ M	3,169 SQ FT
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*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

Business Rates: The rateable value is £37,000. For the rates payable please contact us or www.voa.gov.uk

Service Charge: Available upon request

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