

TO LET

3,421 Sq Ft (317.81 Sq M)

- Establishment industrial and trade location
- Strong Neighbouring Occupiers
- Ample parking
- Two storey office/ ancillary accommodation



Unit 8 Avant Trade Park

Bletchley, Milton Keynes, MK1 1DT

 **KirkbyDiamond**

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kirkbydiamond.co.uk



LOCATION

- Denbigh West is located south of Central Milton Keynes, opposite the MK Dons stadium, Asda and IKEA and close to the A5 dual carriageway
- Junction 14 of the M1 motorway is 6 miles and Junction 13 is 8 miles
- Milton Keynes remains one of the fastest growing urban areas in the country, expecting to double in population over the next 10 years
- Milton Keynes also provides mainline railway services to London, Birmingham and beyond

 what3words

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 Google Maps

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DESCRIPTION

- Mid Terrace industrial unit due to undergo refurbishment. Within a scheme amongst other strong trade occupiers including Edmundson Electrical and Wolseley Plumb & Parts and nearby operators of Selco Builders Warehouse, Screwfix, Travis Perkins and Topps Tiles.
- Avant provides a clear open space to accommodate an incoming tenants fitout, with pedestrian entrance to the front and loading to the rear via the service yard.
*Photos to show intended finish.
- Plentiful parking to the front
- Close proximity to amenities I.e Stadium MK, MK1 Shopping and Bletchley Train Station

TERMS

Available by way of a new FRI lease for a term to be agreed at a rent of £38,486. VAT is payable.

ACCOMMODATION (Gross Internal Area*)

Total **317.81 SQ M3,421 SQ FT**

*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: TBC

Business Rates: Available upon request

Service Charge: Available upon request

CONTACT:



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