

# 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

**>D KirkbyDiamond**

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## LOCATION

- Denbig 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

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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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