

FOR SALE/TO LET

7,262 Sq Ft (674.64 Sq M)

- End of terrace retail warehouse.
- Open plan layout to ground and first floor.
- Large stock room to the rear with roller shutter access.
- Full height display windows
- Customer parking to the front within a shared courtyard.



13 Duckworth Court
Oldbrook, Milton Keynes, MK6 2RX

KirkbyDiamond

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LOCATION

- Grafton Retail Park is located on the V6 (Grafton Street) just south of Central Milton Keynes.
- Located in a courtyard of similar properties within a retail park.
- Within a short drive of Central Milton Keynes and Milton Keynes Train Station
- Close to the A5 dual carriage way and M1
- Surrounding occupiers include Lidl, Domino's, Busy Bee's Nursery, Majestic Wines, Nolte Kitchens & Hammonds Fitted Furniture.

/// what3words

///gardens.meaty.respected

 Google Maps

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DESCRIPTION

- This property is a ground floor end of terrace retail warehouse with a substantial mezzanine floor.
- Open plan retail layout to the ground and first floors.
- Formerly traded as a lighting shop and situated within an area of other home improvement specialists
- The property has the potential to be used for a variety of differing businesses
- Staff facilities and offices to the first floors.

TERMS

Available by way of a new FRI lease for a term to be agreed at a rent of £75,000 . VAT is payable

ACCOMMODATION (Net Internal Area*)

Ground Floor	359.62 SQ M	3,871 SQ FT
First Floor	315.02 SQ M	3,391 SQ FT
Total	674.64 SQ M	7,262 SQ FT

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

EPC: EPC - TBC

Business Rates: The rateable value is £47,250. For the rates payable please contact us or www.voa.gov.uk

Service Charge: Available upon request.

CONTACT:

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