

# TO LET

3,125 Sq Ft (290.31 Sq M)

- Prominent Trade Counter
- Retail/ showroom with full height glazing
- Loading access to the rear
- Internal refurbishment



## Unit 24

Stacey Bushes Trade Park , Stacey Bushes, Milton Keynes, MK12 6HR





## LOCATION

- Stacey Bushes Trading Centre is prominently located on Erica Road which joins the A422.
- Just off the Abbey Hill roundabout of the A5 dual carriageway and within easy reach of Central Milton Keynes which is a 5 minute drive
- Unit 24 is within Stacey Bushes Trading Centre featuring other occupiers including KFC, Subway, Toolstation and Screwfix.
- Units 24 is prominently located on the front terrace directly in front of the estate entrance

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## DESCRIPTION

- Trade/retail unit on the front of the scheme
- Fully glazed retail frontage
- Roller shutter on rear service access
- Ready for immediate occupation
- Nearby occupiers are Screwfix, Toolstation, Kent Blaxill, Care Co, Subway and KFC

## TERMS

Available by way of a new FRI lease for a term to be agreed at a rent of £46,875 pax. VAT is payable.

## ACCOMMODATION

Total	290.31 SQ M	3,125 SQ FT
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\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: EPC - C (71)

**Business Rates:** The rateable value is £32,250. For the rates payable please contact us or [www.voa.gov.uk](http://www.voa.gov.uk)

**Service Charge:** Available upon request

## CONTACT:

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