

# TO LET

**3,236 - 12,480 Sq Ft**

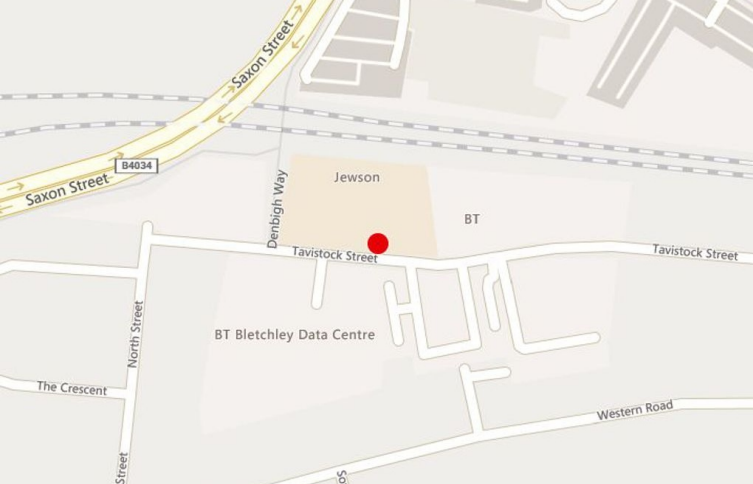
(300.62 - 1,159.39 Sq M)

- Strategic site extending to 1.6 acres and capable of division.
- Two existing warehouse/trade counter units between 3,236 sq ft and 9,244 sq ft individually.
- Large established site of concrete and tarmac.
- Site secured by palisade fencing with double gate access.
- Well located for all local amenities.



## Former Jewson

**Tavistock Street, Bletchley, Milton Keynes, MK2 2PP**



## LOCATION

- The property is located in Tavistock street, in close proximity to B4034 V7 Saxon Street at its junction with Watling Street where Tesco Extra, Matalan, Halfords, Home Bargains, TK Maxx and Wickes are located.
- The site is 1.9 miles from the A5 dual carriageway providing access to Dunstable and J9 to the south and Towcester, Northampton and Rugby to the north.
- The M1 is accessible via J13 ( 7.9 miles) and J14 (6.9 miles).
- MK Centre and MK Central Railway Station are approximately 4.4 miles.
- London Luton Airport is approx 21.3 miles.

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 Google Maps

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## DESCRIPTION

- A strategically located former Jewson Builders Merchants yard with extensive hardstanding.
- Warehouse and trade counter provision along with concrete and tarmacadam yard space.
- Secure site with hgv access provision via double gated entry.
- Available by way of flexible lease terms to be agreed until 2029.

## TERMS

Available by way of a new FRI lease for a term to be agreed at a rent of £180,000 per annum exclusive. VAT is payable.

## ACCOMMODATION (Gross Internal Area\*)

Trade Counter and Warehouse	858.77 SQ M	9,244 SQ FT
Maintenance Building	300.62 SQ M	3,236 SQ FT
<b>Total</b>	<b>1,159.39 SQ M</b>	<b>12,480 SQ FT</b>

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

EPC: 97 D.

Service Charge: Applicable only if site is split.

## CONTACT:

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