



GOULDS CLOSE, BLETCHLEY, MILTON KEYNES MK1 1EQ



To Let

2,184 - 8,282 sq ft

TRADE UNITS / INDUSTRIAL / WAREHOUSE

The Site

A busy established trade counter - light industrial scheme.

Situated just off Watling Street in north Bletchley, adjacent to the A5.

Easy access to Milton Keynes town centre (4 miles) and the M1, Junction 14 (5.5 miles).

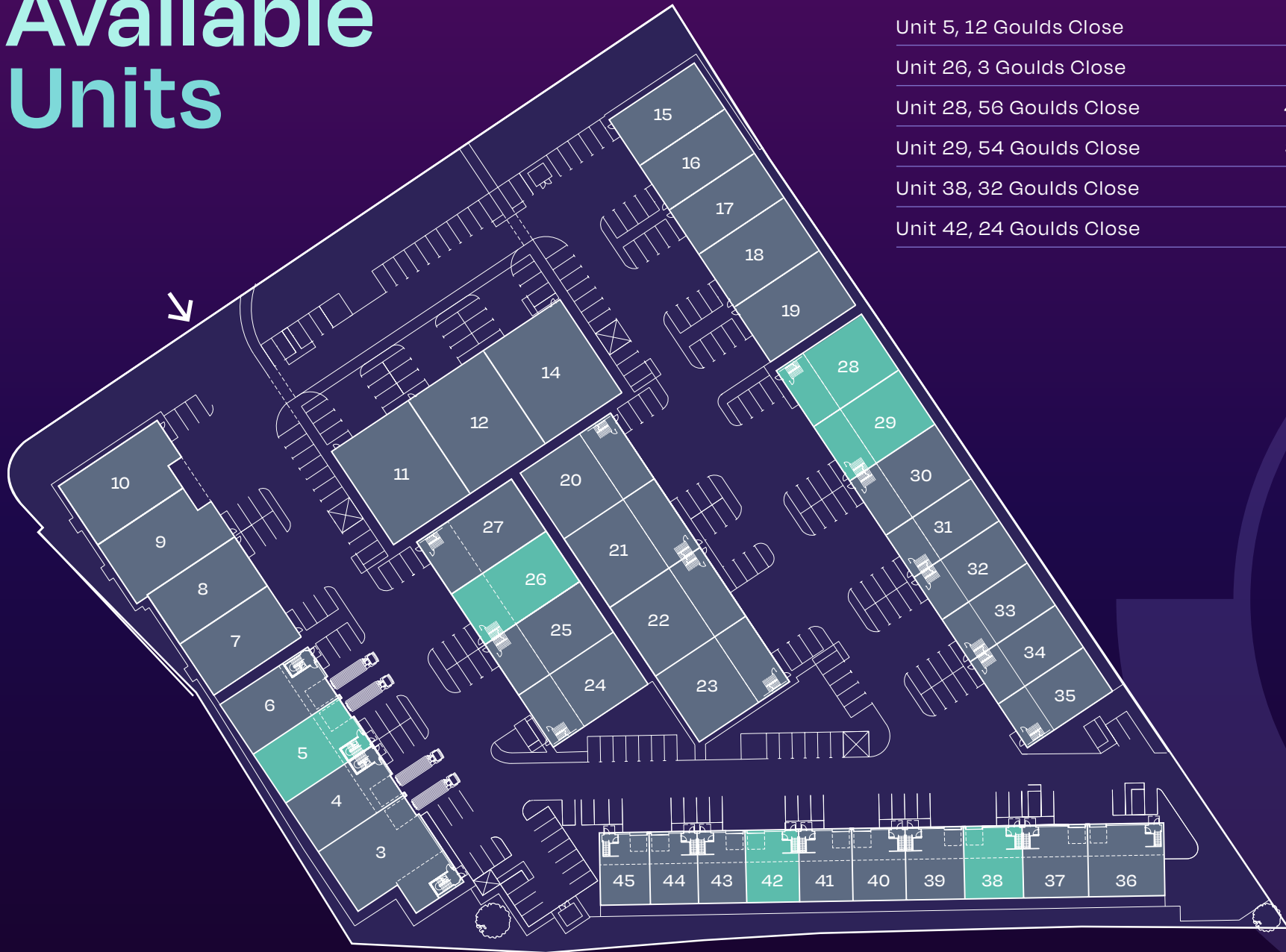
The location is well established for out of town trade occupiers.

The estate is located close to ASDA, MK1 Shopping Park, IKEA and the MK Dons football stadium.

Nearby occupiers include: Screwfix, Crown Decorating Centre, Grant & Stone, James Hargreaves, Travis Perkins and Selco.



Available Units



| | Sq Ft | Sq M |
|--------------------------|-------|------|
| Unit 5, 12 Goulds Close | 3,133 | 291 |
| Unit 26, 3 Goulds Close | 3,481 | 323 |
| Unit 28, 56 Goulds Close | 4,934 | 458 |
| Unit 29, 54 Goulds Close | 3,348 | 311 |
| Unit 38, 32 Goulds Close | 2,378 | 221 |
| Unit 42, 24 Goulds Close | 2,184 | 203 |



6.5m clear internal height



37.5kN sq m floor loading



Ability to combine units



External yard lighting



Fitted first floor offices to selected units



Three phase electrical supply



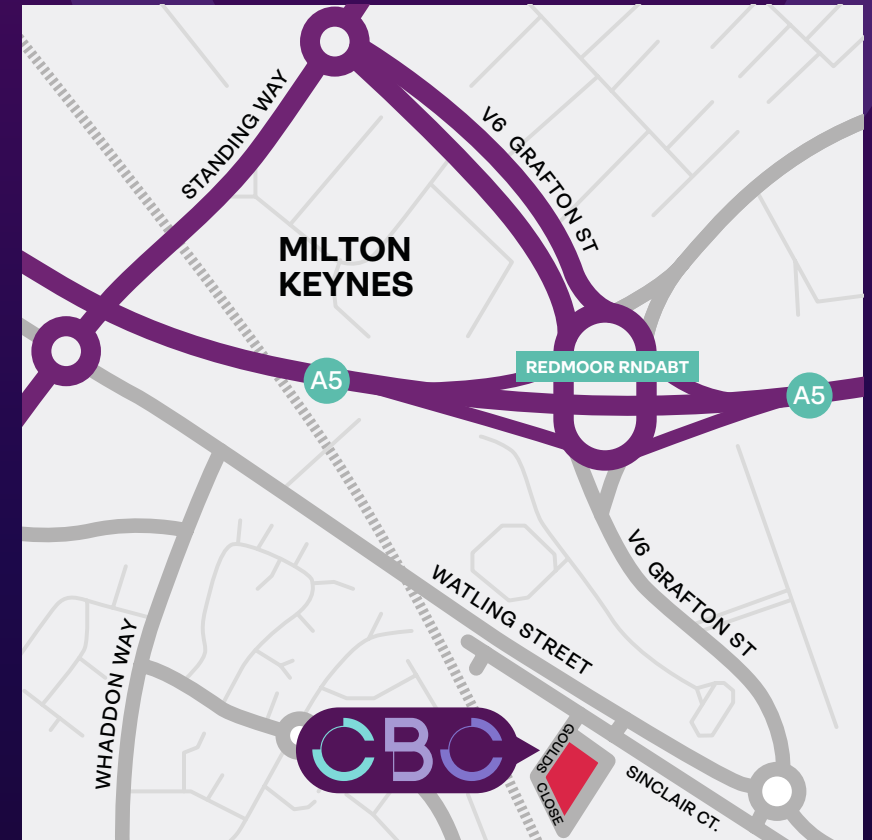
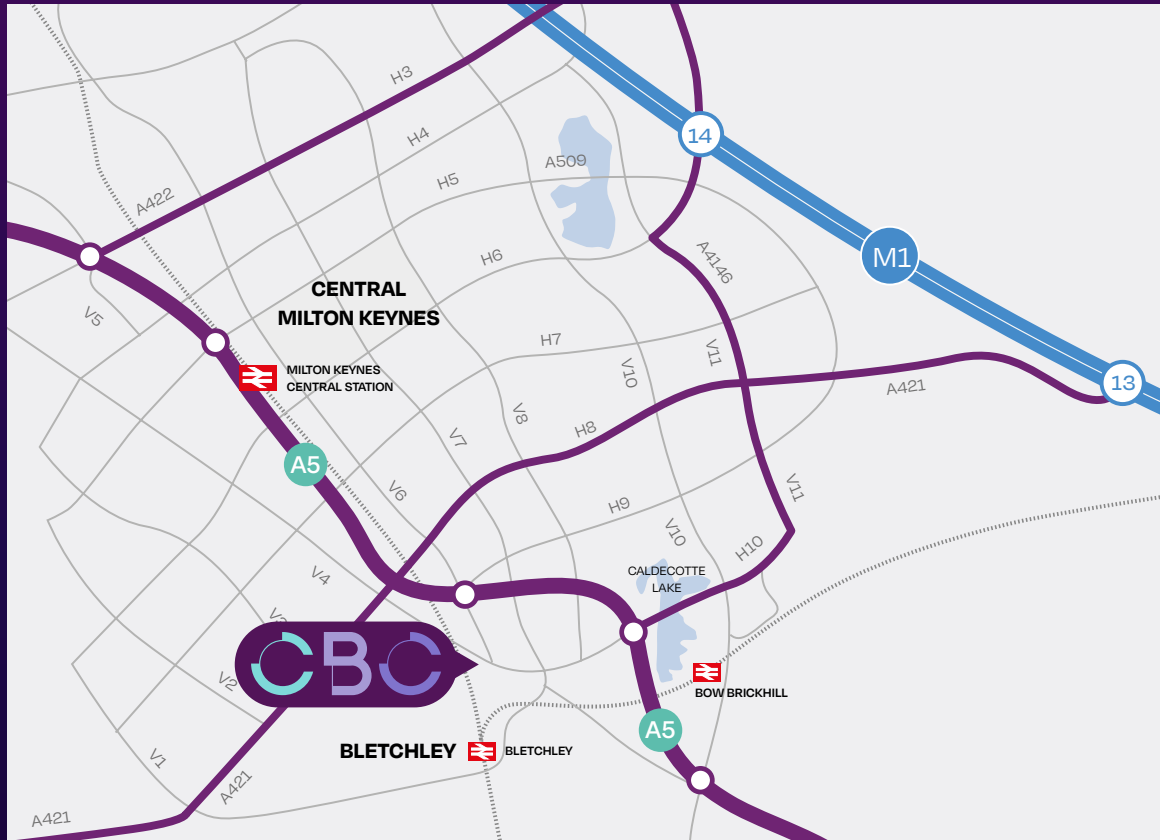
Toilets to selected units



Kitchenette to selected units

Location

Goulds Close, Bletchley, Milton Keynes MK1 1EQ



| ROADS | MILES | TIME |
|----------|-------|---------|
| A5 | 0.5 | 2 mins |
| A421 | 0.6 | 2 mins |
| M1 J14 | 6.2 | 13 mins |
| M1 J13 | 7.2 | 15 mins |
| M25 J21A | 30 | 40 mins |

| LOCATIONS | MILES | TIME |
|---------------|-------|-------------|
| MILTON KEYNES | 3 | 8 mins |
| LUTON | 19 | 34 mins |
| OXFORD | 44 | 1hr 6 mins |
| LONDON | 51 | 1hr 40 mins |
| BIRMINGHAM | 73 | 1hr 23 mins |

| TRANSPORT | MILES | TIME |
|--------------------|-------|-------------|
| BLETCHLEY STATION | 2.4 | 8 mins |
| MK CENTRAL STATION | 3.3 | 10 mins |
| LONDON LUTON | 22 | 33 mins |
| LONDON HEATHROW | 52 | 1hr 8 mins |
| BIRMINGHAM | 66 | 1hr 13 mins |

Planning use

B2 and B8 (industrial and warehouse) uses.

Terms

Available on a leasehold basis.

Swift Leases

Units can be offered to let on the following terms:-

- 3 year agreement
- Initial enquiry to handover of keys within one week
- Option to complete online
- No legal fees required

Further information

Please contact the joint agents:



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