

TO LET

3,169 Sq Ft (294.4 Sq M)

- › Prominent retail location
- › Suitable for a variety of users, historically as motor trade
- › Strong neighbouring occupiers to include Iceland and Lidl
- › Benefits from refurbishment



13 Dukes Drive
Bletchley, Milton Keynes, MK2 2QG

Contact: Cristian Coccozza or Paul Quay
Tel: **01908 678 800**
eddisons.com





Location

- 13 Dukes Drive is located in central Bletchley, Milton Keynes and forms part of wider.
- It forms part of a larger retail scheme including other strong neighbouring occupiers including Lidl, Dominoes Pizza, Iceland and Pets & Friends.
- Within a short walking distance to Bletchley Station, providing rail access into convenient access into other major hubs.
- Access to A5 within 1.2 miles providing wider connection across Milton Keynes.

 what3words
///trash.cups.rabble

 Google Maps
[Click here](#)

Description

- 13 Dukes Drive is located end of terrace of a sort after retail scheme, including Lidl, Iceland, Dominoes and Pets & Friends.
- Benefits from refurbishment along with ramps and brake pit currently in situ.
- The premises was historically used by a motor trade user however could accommodate a variety of users.
- Multiple bi-fold concertina glazed doors to the front of the premise.

Terms

Available by way of a new FRI/IRI lease for a term to be agreed at a rent of £47,750 per annum exclusive. VAT is payable.

Accommodation (Gross Internal Area*)

Total	294.4 SQ M	3,169 SQ FT
-------	------------	-------------

*The property has been measured in accordance with the RICS Property Measurements Standard 8th Edition

EPC: E-103

Business Rates: The rateable value is £43,000. For the rates payable please contact us or www.voa.gov.uk

Service Charge: Available upon request

Contact:

CRISTIAN COCOZZA
[07810 746 885 Cristian.Coccozza@eddisons.com](mailto:Cristian.Coccozza@eddisons.com)

PAUL QUY
[07917 268653 paul.quy@eddisons.com](mailto:paul.quy@eddisons.com)