ONLY 7 UNITS LEFT

Chancerygate

Industrial/Warehouse and Trade Centre units to let in Milton Keynes

The development provides a rare opportunity to acquire from a flexible range of 16 new industrial/warehouse units and 12 trade units close to Ikea, Asda and B&Q in Milton Keynes.

Trade Centre units: 2,073 - 2,555 sq ft (193 - 237 sq m)
Industrial/Warehouse units: 3,438 - 6,881 sq ft (319 - 639 sq m)

www.chancerygatemiltonkeynes.com

location

The development is situated just off Watling Street in north Bletchley, adjacent to the A5. This location provides easy access to Milton Keynes Town Centre and the M1 (Junction 14). The location is well established for out of town trade occupiers'.

travel distances

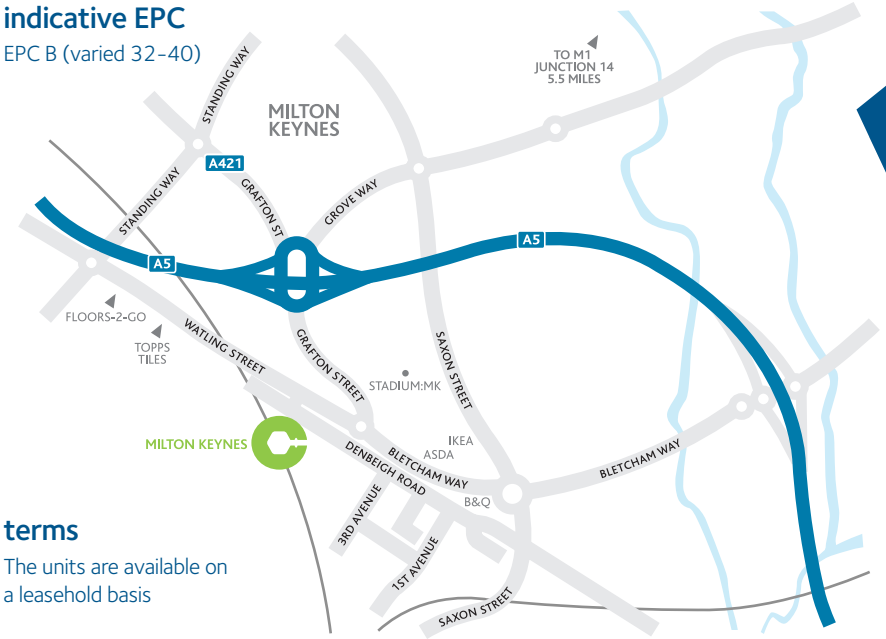
Milton Keynes City Centre	4 miles
Bletchley Railway Station	0.9 miles
M1 (Junction 14)	5.5 miles
Milton Keynes Railway Station	4.5 miles
Luton Airport	20 miles

amenities

- Consent for 25% ancillary trade sales
- 30kN per sq m floor loading
- 3 phase electricity
- 4m electrically operated loading doors
- Minimum clear heights:
  Block E - 6.1m
  Block F & G - 6.5m
  Block H - 6.1m
- First floor level for office or storage use

indicative EPC

EPC B (varied 32-40)



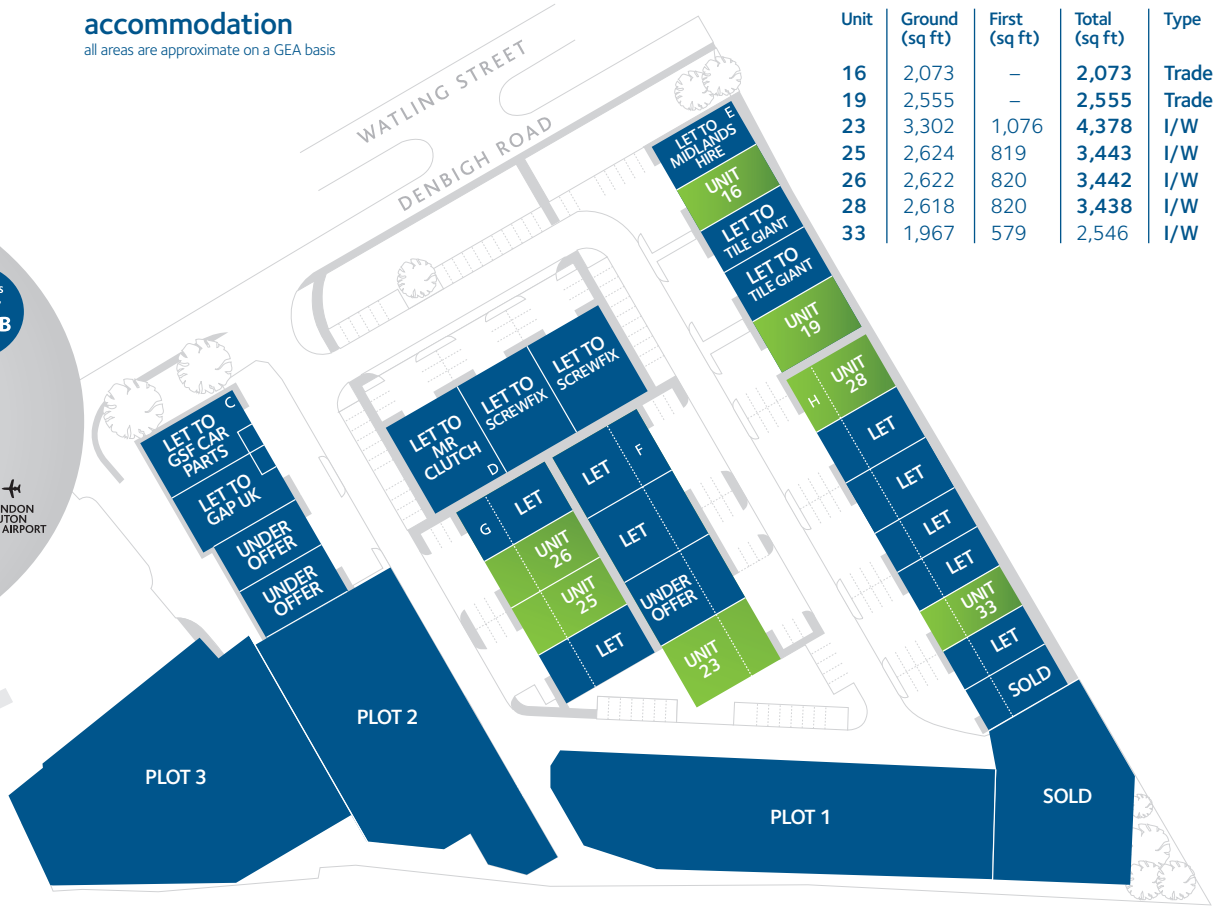
terms

The units are available on a leasehold basis

Important: These brief particulars have been prepared as agent for our clients and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given. July 2014.

accommodation

all areas are approximate on a GEA basis



Unit	Ground (sq ft)	First (sq ft)	Total (sq ft)	Type
16	2,073	–	2,073	Trade
19	2,555	–	2,555	Trade
23	3,302	1,076	4,378	I/W
25	2,624	819	3,443	I/W
26	2,622	820	3,442	I/W
28	2,618	820	3,438	I/W
33	1,967	579	2,546	I/W

a development by:

Chancerygate

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