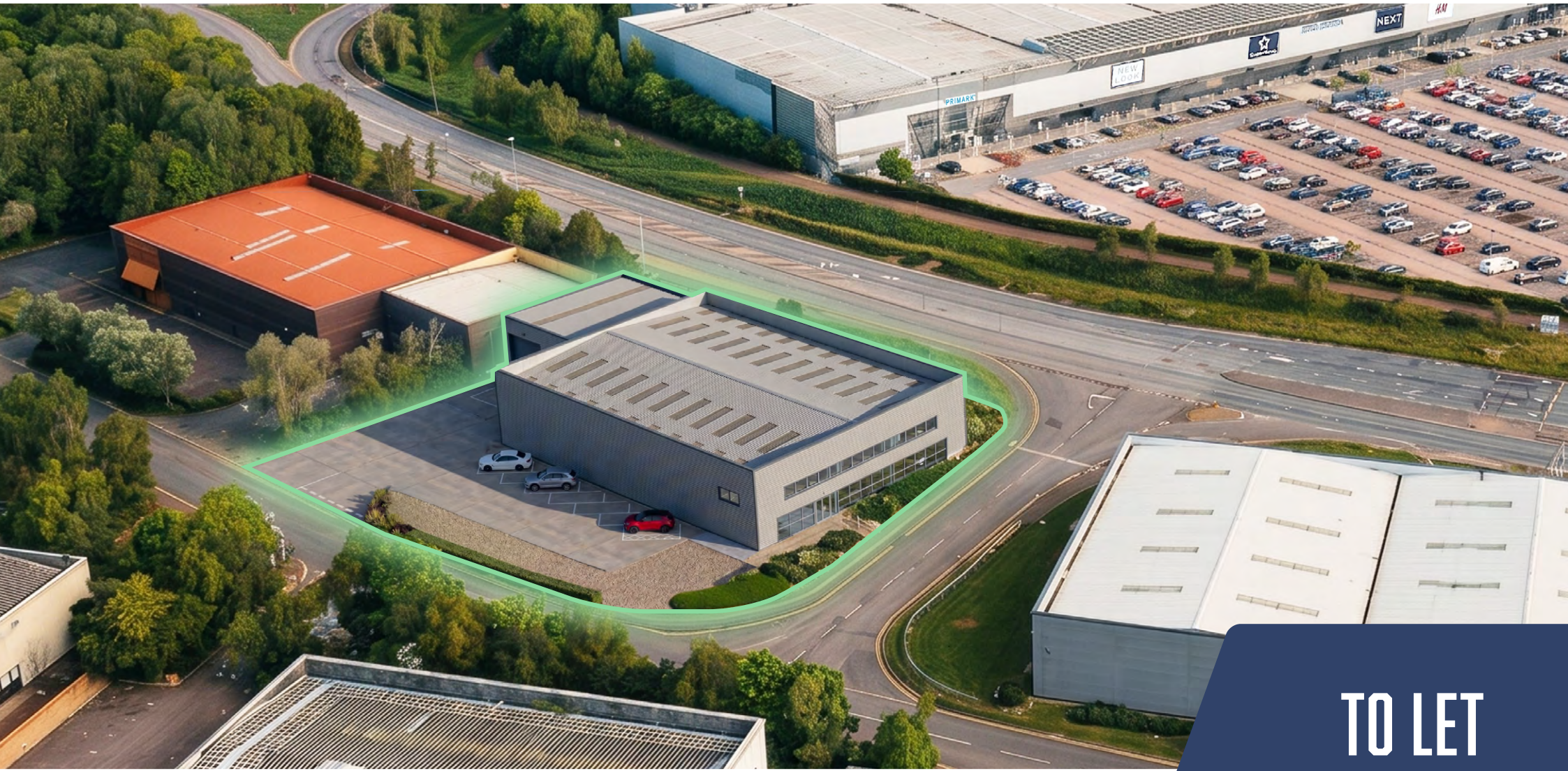


25 PEVEREL DRIVE, BLETCHLEY, MILTON KEYNES MK1 1QZ

NEWLY REFURBISHED



PROMINENT TRADE / SHOWROOM / INDUSTRIAL OPPORTUNITY*

Opposite Stadium MK & MK1 Shopping Park

* subject to planning

TO LET
12,299 SQ FT
(1,207.64 SQ M)



OCCUPIERS AT MK1 SHOPPING PARK

PRIMARK®

NEXT

NEW LOOK

H&M

M&S

Superdrug★

RiverIsland

EXTENSIVELY REFURBISHED



2 X level access doors



Led lighting throughout



Highly prominent position



Office & W/C
accommodation



3 Phase power – 150 KVA



External yard & parking



26,000

DAILY VEHICLE MOVEMENTS PAST THE UNIT

OTHER NEARBY OCCUPIERS



SELCO

TOOLSTATION

STADIUM MK

AERO TEC LABORATORIES

SCREWFIX

25 PEVEREL DRIVE

WATLING ST

PEVEREL DRIVE

V6 GRAFTON ST

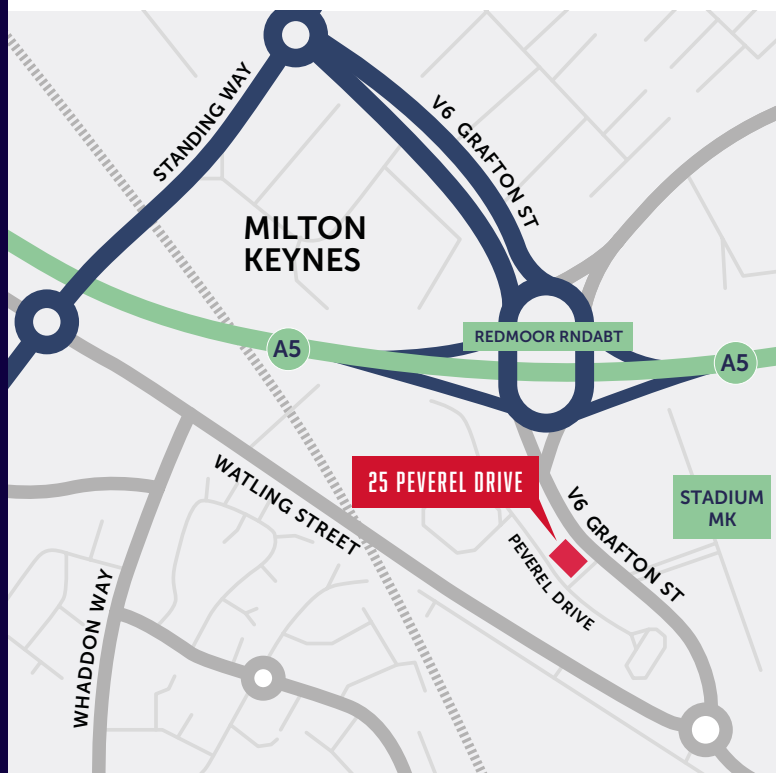
A5

25 PEVEREL DRIVE // BLETCHLEY // MILTON KEYNES // MK1 1QZ

LOCATION

25 Peverel Drive occupies a prominent position within the established Granby commercial area, immediately opposite Stadium MK and the MK1 Shopping & Leisure Park. Stadium MK, home to Milton Keynes Dons and a major regional sports and events venue, is directly adjacent. The neighbouring MK1 Shopping & Leisure Park is anchored by Primark, M&S, Next and H&M, alongside an Odeon IMAX and a range of restaurant and leisure operators. IKEA and the Asda Milton Keynes Supercentre are also nearby, further strengthening the area's substantial retail draw and high levels of passing traffic.

The property benefits from a high-profile frontage to Peverel Drive, offering excellent visibility and the opportunity for occupiers to establish a strong, recognisable presence. Granby is an established industrial and trade-counter location, with Peverel Drive accommodating a mix of industrial, warehouse and trade occupiers. The location also provides excellent road connectivity, with immediate access to the A5 dual carriageway and convenient onward links to the wider Milton Keynes road network and the M1 motorway.



BY ROAD

	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

BY TRAIN

	Time*
Milton Keynes Central	5 mins
London Euston	37 mins
Birmingham International	54 mins
Birmingham New Street	1 hr 6 mins

* Times from Blechley Station



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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

RAIL / AIR

	Miles	Time
Blechley Station	2	6 mins
MK Central Station	3.3	10 mins
London Luton	22	33 mins
London Heathrow	52	1hr 8 mins
Birmingham Airport	66	1hr 13 mins

DESCRIPTION

Prominent industrial, trade counter and showroom premises in a high-profile position fronting Peverel Drive.

A comprehensive refurbishment programme has recently been completed. Works included a complete roof replacement, general building upgrades and refurbishment, and installation of a new 150 kVA electricity supply.

The unit offers considerable potential for trade counter, showroom, industrial or warehouse use, subject to the necessary planning consents. It is an excellent opportunity for occupiers seeking strong roadside prominence and significant scope for corporate branding and signage, subject to the necessary consents.

ACCOMMODATION

Ground Floor: 12,299 sq ft

VAT

VAT will be payable.

TERMS

The unit is available by way of a new full repairing and insuring lease at a quoting rent of £184,500 pa excl.

RATES

The property is to be re-assessed following the refurbishment. Occupiers are advised to make their own enquiries.

LEGAL COSTS

Each party to pay their own legal costs in relation to any transaction.

ANTI-MONEY LAUNDERING

The Tenant will be required to submit documentation to satisfy anti-money laundering regulations.

VIEWINGS

Viewing and further information via the joint agents:



Paul Quay
paul.quy@eddisons.com
07917 268 653

Cristian Cocozza
cristian.cocozza@eddisons.com
07810 746 885



Jack Brown
jack@tdbre.co.uk
07969 291 660

Oliver Thompson
oliver@tdbre.co.uk
07838 191 054