

Granby Trade Park

MILTON KEYNES MK1 1NL

UNIT 4 TO LET

1,552 sq ft (144 sq m)

TRADE COUNTER UNIT
FULLY REFURBISHED

Available Now

Estate occupiers include:



Near to:



MK1 SHOPPING
& LEISURE PARK
MILTON KEYNES



Travis Perkins



Opposite:



Easy access to:



Unit 4 is a prominently located unit situated opposite Tool Station and Switch Electrical.

Upgraded specification includes:



**REDECORATED
EXTERNAL
CLADDING WITH
WARRANTY**



**4M EAVES
HEIGHT**



**1 X NEW ELECTRIC
ROLLER SHUTTER
WITH WARRANTY**



**INTERNAL
REDECORATION**

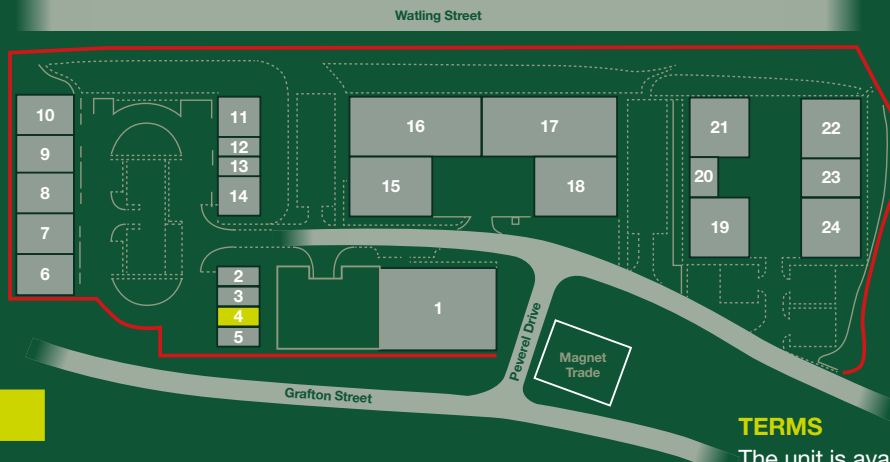


EPC - B35



**LED LIGHTING
THROUGHOUT**

SITE PLAN



TERMS

The unit is available on new FRI lease terms. Rent available on request.

SERVICE CHARGE

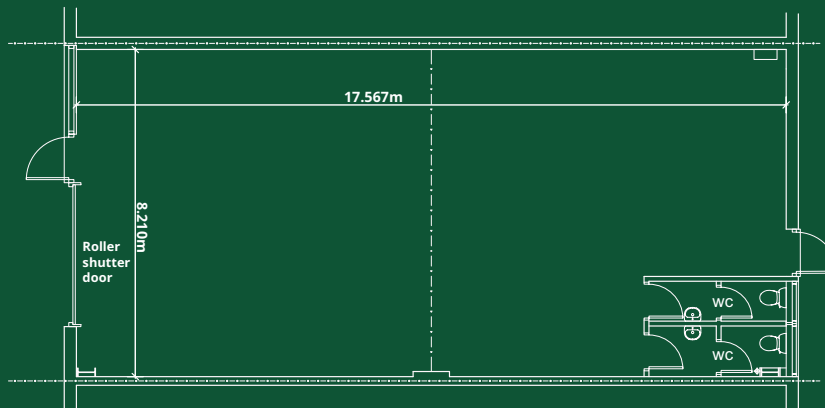
A service charge will be payable for the maintenance and upkeep of the estate.

BUSINESS RATES

The Unit has a Rateable Value of £18,500 within the 2023 Rating List which equates to approximate rates payable in 2023/24 of £9,472.

PERMITTED USE

B1 (Light Industrial) and B8 (storage and distribution).



SAT NAV: MK1 1NL



**Granby
Trade Park**

LETTING AGENTS:

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