

**25 Peverel Drive, Bletchley, Milton Keynes
MK1 1QZ**



TDB
Real Estate
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12,299 sq ft (1,207.64 sq m)
Prominent Trade / Showroom /
Industrial Opportunity
TO LET

- Opposite Stadium MK & MK1 Shopping Park
- 12,299 sq ft
- Available November 2026

Nearby occupiers







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 sporting and events is directly adjacent
- The adjoining MK1 Shopping & Leisure Park is anchored by Primark, M&S, Next and H&M, together with Odeon IMAX and a range of restaurant and leisure operators
- IKEA and the Asda Milton Keynes Supercentre are also located within the immediate vicinity, further strengthen the area’s substantial retail draw and high levels of passing traffic
- The property benefits from a high-profile frontage to Peverel Drive, providing excellent visibility and an opportunity for occupiers to establish a strong and highly recognizable presence
- Granby is an established industrial and trade counter location, with Peverel Drive accommodating a mixture of industrial, warehouse and trade occupiers
- The location also provides excellent road connectivity, with immediate access to the A5 dual carriageway and convenient onward connections to the wider Milton Keynes road network and M1 motorway

Description

- Prominent industrial / trade counter / showroom premises occupying a high-profile position fronting Peverel Drive.
- A comprehensive refurbishment programme is underway with completion targeted for November 2026
- The refurbishment works will include the complete replacement of the existing roof, together with a general upgrading and refurbishment of the building and installation of a new 150KVA electricity supply
- The unit offers considerable potential for trade counter, showroom, industrial or warehouse use (subject to the necessary planning consents)
- This is an excellent opportunity for occupiers seeking premises with a strong roadside presence and significant potential for corporate branding and signage (subject to the necessary consents)
- Further details of the proposed refurbishment specification will be available shortly

Accommodation

	Sq Ft	Sq M
Ground Floor	12,299	1,142.6
Total	12,299	1,142.5

The areas are expressed on a gross internal basis and are approx. having been rounded.



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 current rateable value of the property is £111,000. Rates payable for the current financial year April 2026 – March 2027 equate to £53,280 approximately. Interested parties are advised to make their own enquiries.

VAT

The incoming tenant will be responsible for the payment of any VAT.

Anti-Money Laundering

TDB Real Estate are obligated to comply with the EU's 5th Money Laundering Directive. For further information visit www.tdbre.co.uk/antimoneylaundering/

Services

We understand that all main services are connected to the property. TDB Real Estate have not tested the services or service installations and occupiers are advised to make their own enquiries in this regard.

Legal Costs

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

EPC

The premises have an EPC rating of C-65. A certificate is available on request.

Viewing

Viewing and further information via the sole/joint agents:



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