

UNITS AVAILABLE TO LET from 2,131 ft²



REFURBISHED
UNITS



TRADE COUNTER
UNITS



PROMINENT
LOCATION



ipif.com/staceybushes

TRADE COUNTER UNITS AVAILABLE TO LET

STACEY BUSHES TRADING CENTRE
MILTON KEYNES, MK12 6HS

IPIF
TRADE

LOCATION

Stacey Bushes Trading Centre is prominently located on Erica Road which joins the A422 (Monks Way, H3) just off the Abbey Hill roundabout of the A5 dual carriageway, and within easy reach of Central Milton Keynes which is a 5 minute drive.

DESCRIPTION

The estate comprises three terraces of steel portal framed construction, with steel sheet and brick cladding and with a corrugated sheet roof.

The front terrace is mostly occupied by trade counter and showroom/retail users being prominently located and visible from the main road. The units to the rear are utilised for trade counter, retail and manufacturing

There is common parking on the estate.

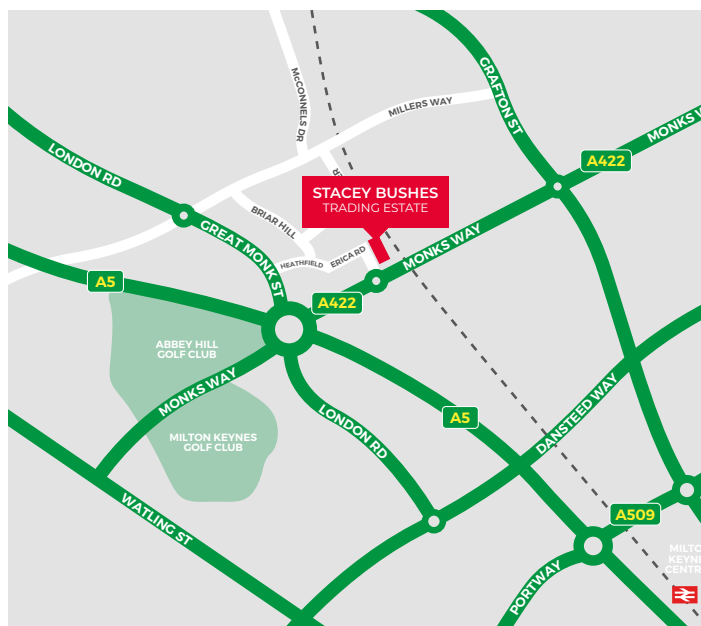
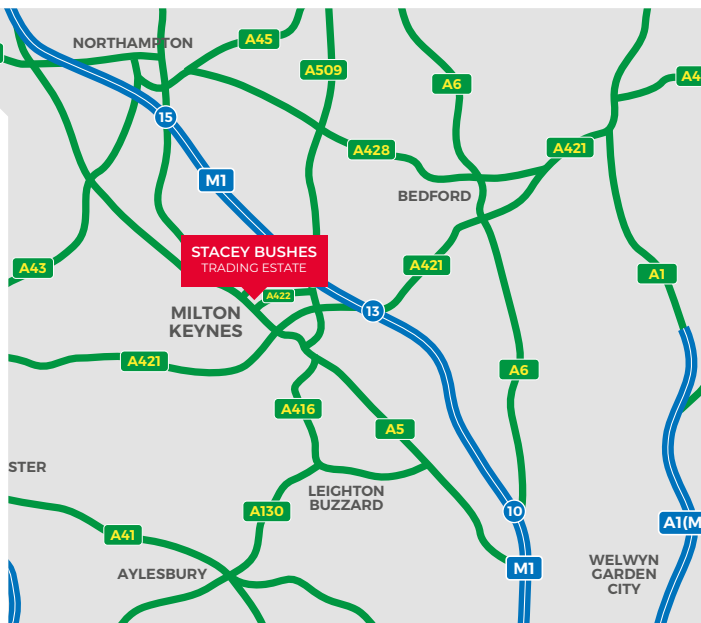
SPECIFICATION

- Refurbished
- Retail/Showroom consent & glazed frontages
- Industrial/Warehouse consent (to rear terrace)
- Three phase electricity
- Full height access doors
- Kitchenette and WC facilities

ACCOMMODATION

Available accommodation comprises of the following gross external areas:

	M ²	FT ²	EPC
Unit 4	198	2,131	C
Unit 5	198	2,131	C
Unit 24	293	3,152	D



LEASE TERMS

The unit is available on a full repairing and insuring lease.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

ENERGY PERFORMANCE RATING

Full EPC's are available on request.

On behalf of the Landlord



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STACEY BUSHES TRADING CENTRE

MILTON KEYNES, MK12 6HS

UNIT	OCCUPIER	M ²	FT ²
1	STAPLETON'S (TYRE SERVICES) LTD	N/A	N/A
2	DINESH SAVJI TOSAR	N/A	N/A
3	CORLEY CYCLES LTD	N/A	N/A
3A	AUTO WINDSCREENS	N/A	N/A
4	TO LET	198	2,131
5	TO LET	198	2,131
6	TANTASTIC	N/A	N/A
7	PRO SHOT GOLF CLUB	N/A	N/A
8	ELEGANCY BLINDS LTD	N/A	N/A
9	UK VAPE DIRECT	N/A	N/A
10	MK CAR BODY	N/A	N/A
11/12	UNIT6 GROUP	N/A	N/A
13/14	HSL	N/A	N/A
15	SALA.UK LTD	N/A	N/A
16	CARECO	N/A	N/A
17	KENT BLAXILL & CO LTD	N/A	N/A
18	SUBWAY REALTY LTD	N/A	N/A
19	MAD 4 MOTOCROSS LTD	N/A	N/A
20-23	CAROUSEL CAR PARTS	N/A	N/A
24	TO LET	293	3,152
25	TOOLSTATION LTD	N/A	N/A
26	SCREWFIX DIRECT LTD DIRECT LTD	N/A	N/A
27	KFC	N/A	N/A



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