

# STACEY BUSHES

## INDUSTRIAL ESTATE

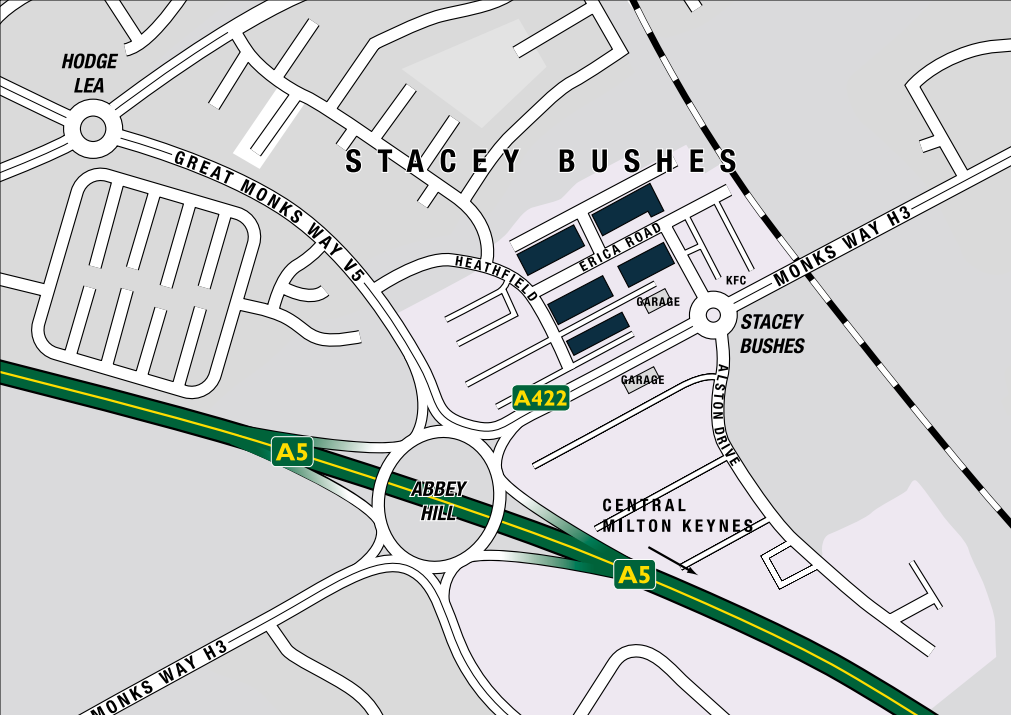
MILTON KEYNES • MK12 6HR

[www.stacey-bushes.co.uk](http://www.stacey-bushes.co.uk)



**HIGH QUALITY BUSINESS UNITS TO LET FROM 3,750 - 15,000 sq ft**

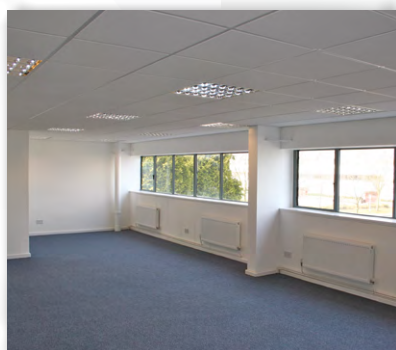
- Immediate access to A5
- 5 minutes to M1 (J14)
- First floor offices
- Estate CCTV



## FULLY REFURBISHED BUSINESS UNITS ADJACENT TO THE A5

### LOCATION

- Close to Central Milton Keynes
- Immediate access to A5
- Junction 14 of the M1 within 5 minutes drive
- Occupiers & amenities in the area include Avanti Tiles & Bathrooms, Central Tyres, KFC, Lexus, and two petrol filling stations



### DESCRIPTION

The Estate comprises five terraces of warehouse / industrial units ranging from approx 3,750 sq ft - 15,000 sq ft.

A comprehensive refurbishment programme has been carried out on the Estate.

### SPECIFICATION

The units comprise the following:

- Steel portal frame construction with 2 storey office/ancillary accommodation
- Full height ground level loading doors
- Minimal internal clear eaves height of 5.6 m
- Generous on-site car parking
- Shared loading facilities to the rear of the units
- Estate CCTV and PA System

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### FULLY REFURBISHED UNITS

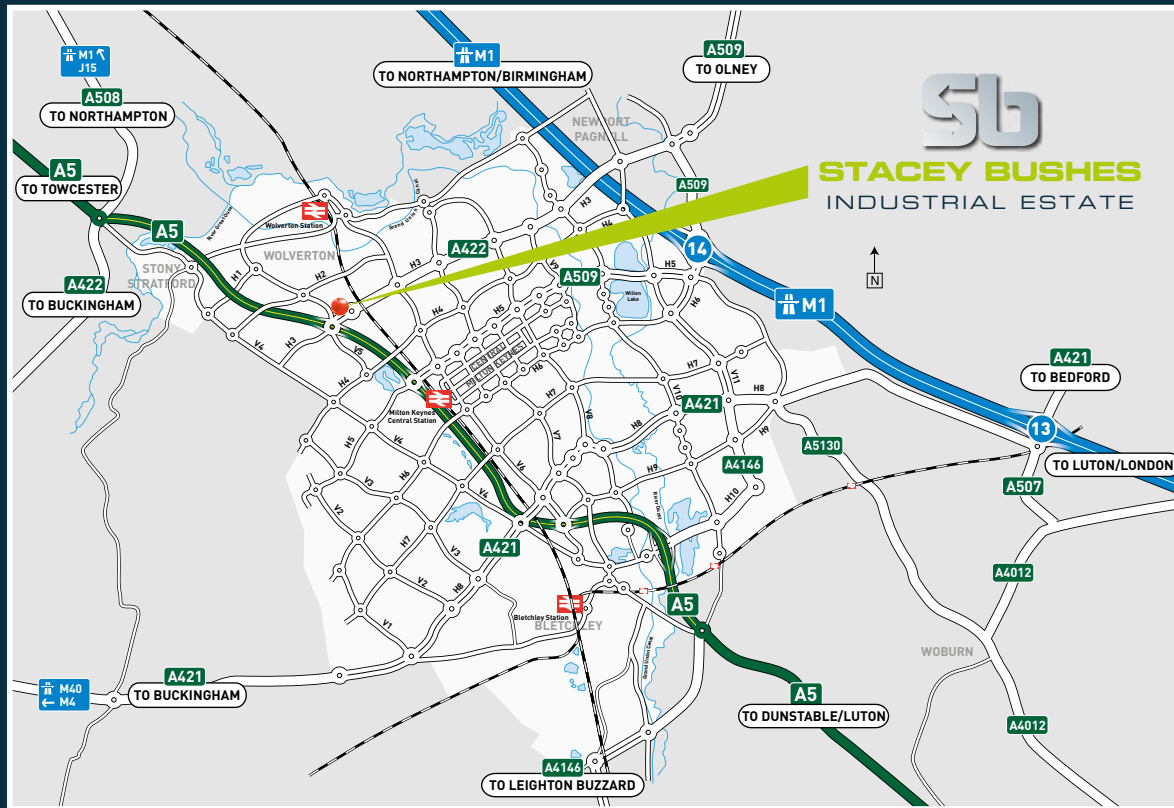
Refurbished units benefit from the following:

- New cladding to the roofs and external elevations
- Relined gutters and rain water goods including ancillary overflows
- Resealed glazing to the roof
- Internal redecoration throughout
- Lighting to the warehouse accommodation
- New carpets, heating, lighting and suspended ceilings to office accommodation
- Upgraded wc and kitchenette facilities
- Overhauled ground level loading doors
- New pedestrian entrance canopies



HIGH QUALITY BUSINESS UNITS TO LET  
FROM 3,750 - 15,000 sq ft





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**TERMS**

Units are available by way of new full repairing and insuring leases, on terms to be agreed.

**VIEWING**

For further information or to arrange a viewing, please call:



Immediate access to A5



Close to Central Milton Keynes



5 mins to M1 (J14)

Graham Young

**louch shacklock**  
**01908 224760**  
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[graham@louchshacklock.com](mailto:graham@louchshacklock.com)

Paul Davies

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UNIT	SIZE		QUOTING RENT (£/PAX)	RATEABLE VALUE	EPC RATING	STATUS
	SQ FT	SQ M				
9 Heathfield	2,175	202	£30,500	£17,250	D – 91	AVAILABLE
28 Heathfield	11,849	1,101	£124,500	£69,500	E – 124	AVAILABLE
8 Erica Road	5,265	489	Price on application	£35,500	B – 48	TO BE REFURBISHED
21 Erica Road	5,282	491	£58,100	£35,250	B – 47	AVAILABLE
20 – 21 Heathfield	10,645	989	£111,773	£87,000	TBC	AVAILABLE
6 Heathfield Gateway	2,316	215	£37,000	£32,500	B - 28	COMING SOON
34 Heathfield	3,792	352	£49,300	£30,750	E – 112	COMING SOON
35 Heathfield	7,998	743	£83,979	£68,000	E - 108	COMING SOON

Prospective occupiers are advised to check the rates payable by contacting the Local Rating Authority, Milton Keynes Council on 01908 691 691. All rentals will be exclusive of VAT.

**Enquiries**

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01908 202 196  
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