



AVANT TRADE PARK

BLETCHLEY | MILTON KEYNES | MK1 1DR

3,421 SQ FT - 13,900 SQ FT

-  NEWLY REFURBISHED
-  18 UNITS SPREAD ACROSS 4 TERRACES
-  EXCELLENT LOCATION CLOSE TO THE A5
-  LOCAL SERVICES AND AMENITIES
-  OCCUPIERS ON-SITE INCLUDE EDMUNDSON ELECTRICAL, GOLFCLUBS4CASH AND WOLSELEY





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Internal Unit 4B



Internal Unit 4B

AVAILABILITY

The property has been measured on a Gross Internal Area basis in accordance with the RICS Property Measurements Standard 2nd Edition.

Unit No.	Size sq ft / sq m	Status
Unit 4 a & b	13,900 sq ft / 1,291.34 sq m	AVAILABLE TO LET
Unit 8	3,421 sq ft / 317.82 sq m	AVAILABLE TO LET
Unit 9	5,481 sq ft / 509.20 sq m	AVAILABLE TO LET

LOCATION

Comprising of 18 units spread across four terraces. The estate provides occupiers with a strong frontage with good traffic flow and visibility from customers of Stadium MK and surrounding retail area.

The Estate benefits from good connectivity with it being less than 1 mile from the A5 and 1.6 miles from Bletchley train station, providing rail transport into London Euston in as quick as 37 minutes.

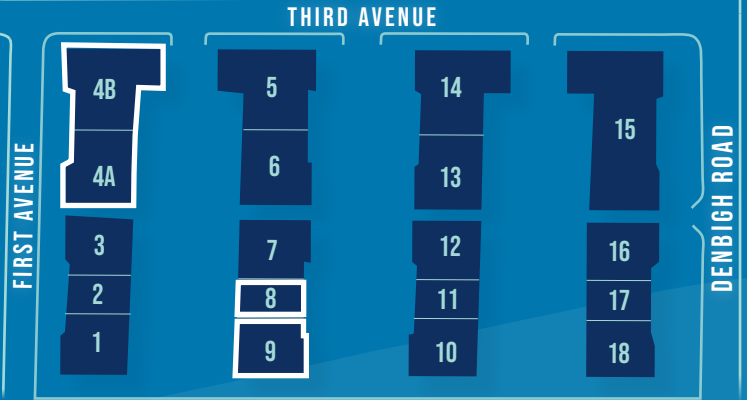
TRANSPORT



Milton Keynes Central Station	10 mins	4.2 miles
M1 J14	13 mins	6.1 miles
M1 J13	15 mins	7.5 miles
M40 J10	36 mins	23 miles
London	1 hour 35 mins	51 miles
Birmingham	1 hour 18 mins	72 miles



London Euston	37 mins
Birmingham	1 hour 41 mins
Manchester	1 hour 56 mins



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INFORMATION

EPC

Available upon request.

VAT

All Prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk

TERMS

Available by way of a new full repairing and insuring lease with terms to be agreed, subject to contract.

VIEWINGS

For further details or to arrange a viewing



Paul Quy
paul.quy@kirkbydiamond.co.uk
07917 268 653

Tate James
tate.james@kirkbydiamond.co.uk
07810 746 885



Louis Day
LDay@lsh.co.uk
07708 479 451

Poppy Nelson
PNelson@lsh.co.uk
07593 893 817