



# DELTIC TRADE PARK

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Immediately  
Available



Comprehensively  
refurbished



**UNIT 5 DELTIC TRADE PARK, DELTIC AVENUE  
ROOKSLEY, MILTON KEYNES, MK13 8LD**

**TO LET INDUSTRIAL: 5,075 SQ FT  
(471.47 SQ M)**

# LOCATION

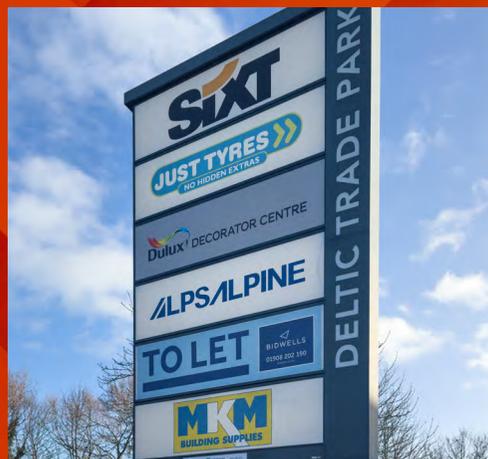
Deltic Trade Park is located on the Rooksley employment area of Milton Keynes, prominently positioned fronting Deltic Avenue adjacent to the MKM builders' merchants. The park is within close proximity to B&Q, Go Outdoors and Central Retail Park. Established park occupiers include SIXT Rent-a-car, Just Tyres, Dulux Decorator Centre and Alps.

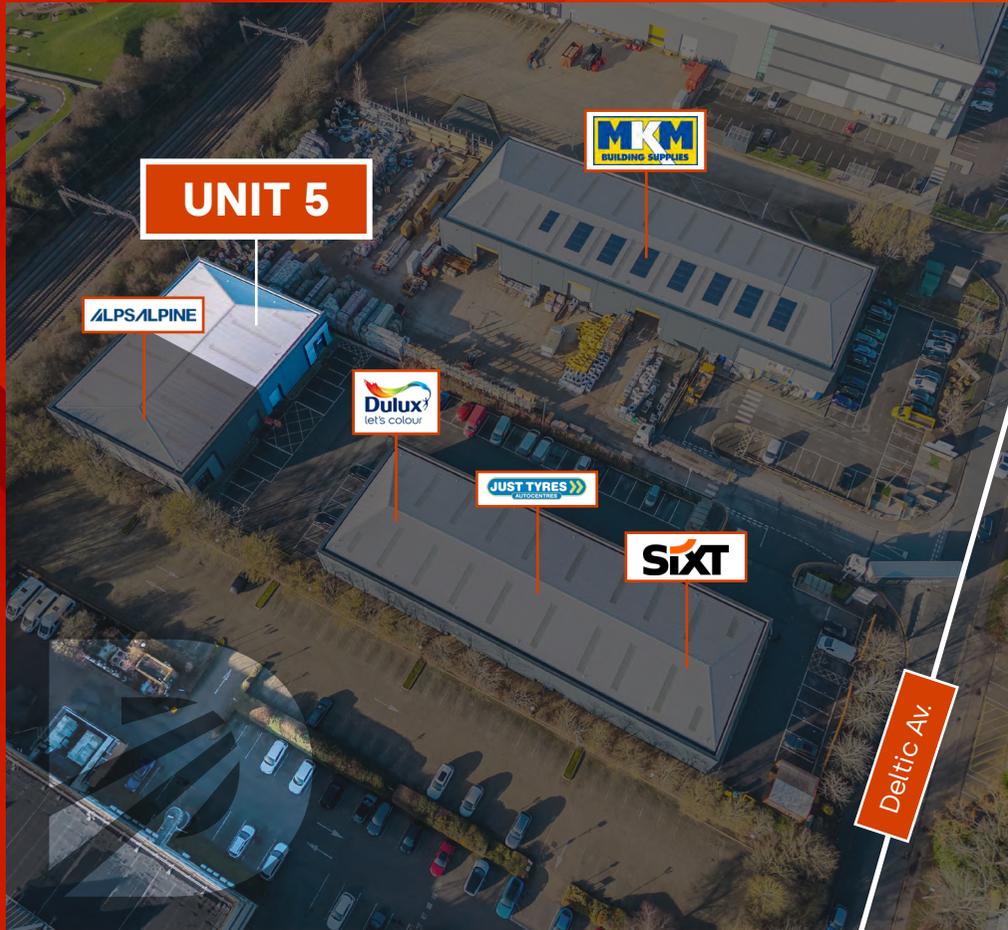
Situated north west of Central Milton Keynes with convenient access from V6 Grafton Street and H4 Danstead Way, within easy walking distance of Central Milton Keynes railway station just 1 mile away. The A5 trunk road is within half a mile, whilst Junction 14 of the M1 is approximately 4 miles to the east.

## LOCAL OCCUPIERS

- 1 Unit 5, Deltic Trade Park
- 2 MKM builders' merchants
- 3 B&Q retail warehouse
- 4 Go Outdoors
- 5 Central Retail Park
- 6 Aldi
- 7 McDonalds
- 8 Costa Coffee







## Description

A comprehensively refurbished, high-quality semi-detached trade counter / warehouse unit, available for immediate occupation. The property is of steel portal frame construction with blockwork elevations beneath a pitched roof and has been finished to a modern specification throughout. The warehouse provides a minimum eaves height of 6.0 metres, a ground-level loading door and an impressive double-height glazed frontage. Externally, the property benefits from 11 allocated car parking spaces, **EV charging provision where specified**, and convenient front-of-unit loading.

## Key Features

- **Comprehensively refurbished and ready for occupation**
- **Modern semi-detached trade counter unit**
- **Minimum 6.0m eaves height**
- **Ground-level loading door**
- **Double-height glazed frontage**
- **11 on-site parking spaces**
- **EV charging provision where specified**
- **Established retail and trade counter location**

## Services

All mains services are believed to be connected, including water, drainage, gas and three-phase power. Interested parties are advised to make their own enquiries as to the availability and condition of services.



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(471.47 SQ M)**



**Comprehensively  
refurbished**



**EV charging**



**Minimum 6.0m  
eaves height**



**Ground-level  
loading door**



**On-site parking  
spaces**

## ENQUIRIES

For viewing and further information, please contact the sole agent:



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