STACEY BUSHES
INDUSTRIAL ESTATE

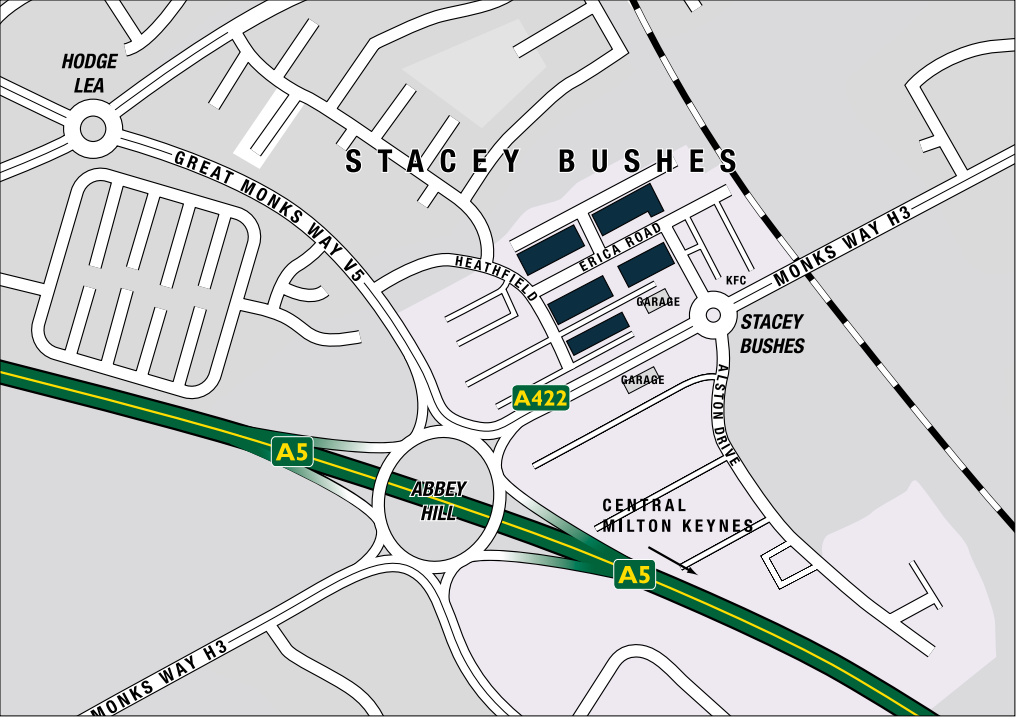
MILTON KEYNES • MK12 6HR

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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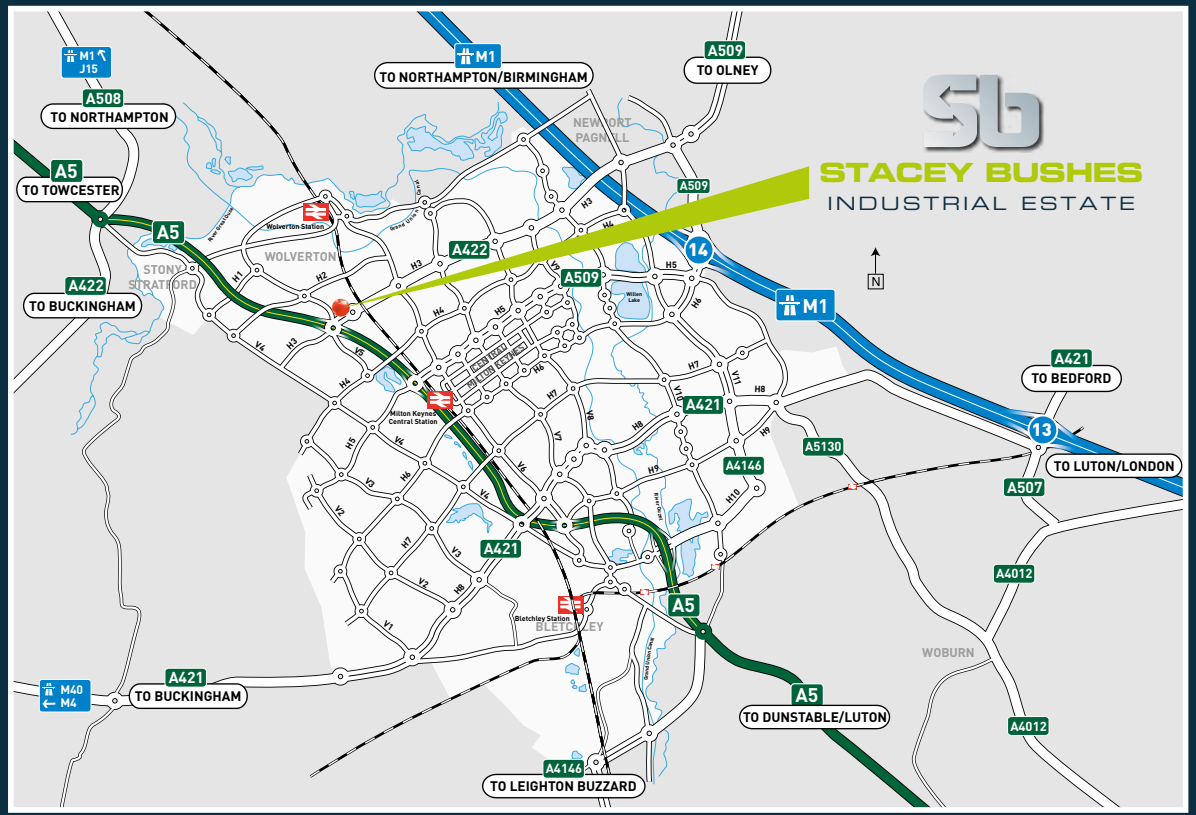
FULLY REFURBISHED UNITS

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









Immediate access to A5



Close to Central Milton Keynes



5 mins to M1 (J14)

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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:

Graham Young

louch shacklock

01908 224760

louchshacklock.com

graham@louchshacklock.com

Paul Davies

BIDWELLS

01908 202 190

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BIDWELLS

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	UNDER OFFER
28 Heathfield	11,849	1,101	£124,500	£69,500	E – 124	AVAILABLE
8 Erica Road	5,265	489	£57,915	£35,500	B – 48	UNDER OFFER
21 Erica Road	5,325	495	£58,575	£35,250	B – 47	UNDER OFFER
20 – 21 Heathfield	10,645	989	£111,773	£87,000	TBC	AVAILABLE
6 Heathfield Gateway	2,316	215	£37,000	£32,500	B - 28	AVAILABLE
30 Heathfield	3,792	352	£49,300	£30,750	E – 112	AVAILABLE

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
Paul Davies
01908 202 196
paul.davies@bidwells.co.uk

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TO LET