

# STACEY BUSHES

## INDUSTRIAL ESTATE

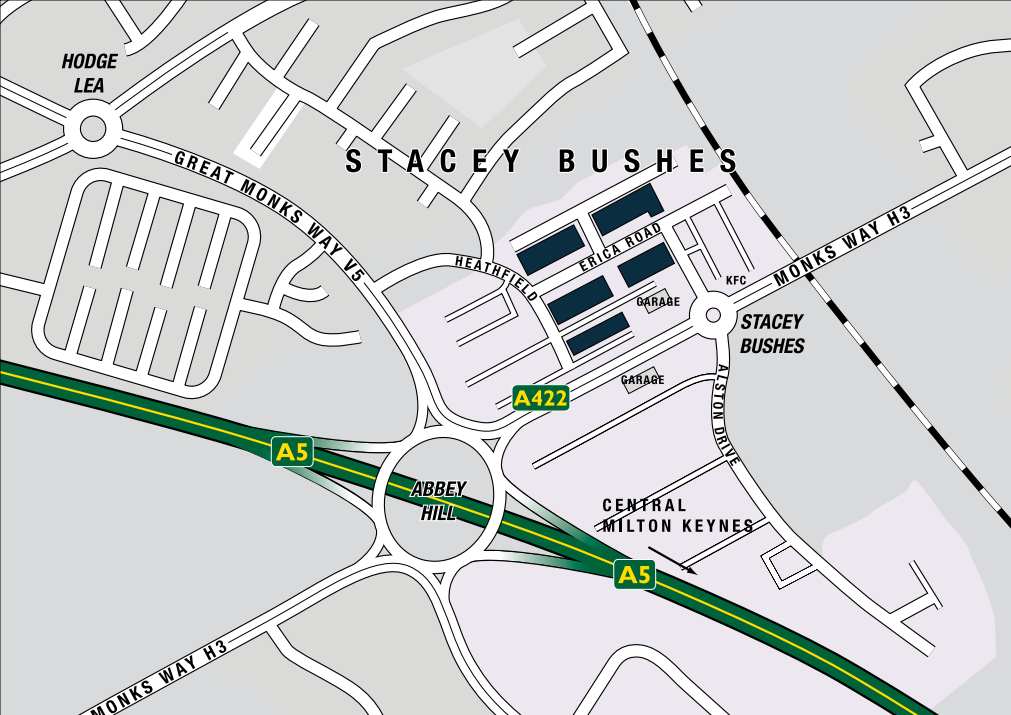
MILTON KEYNES • MK12 6HR

[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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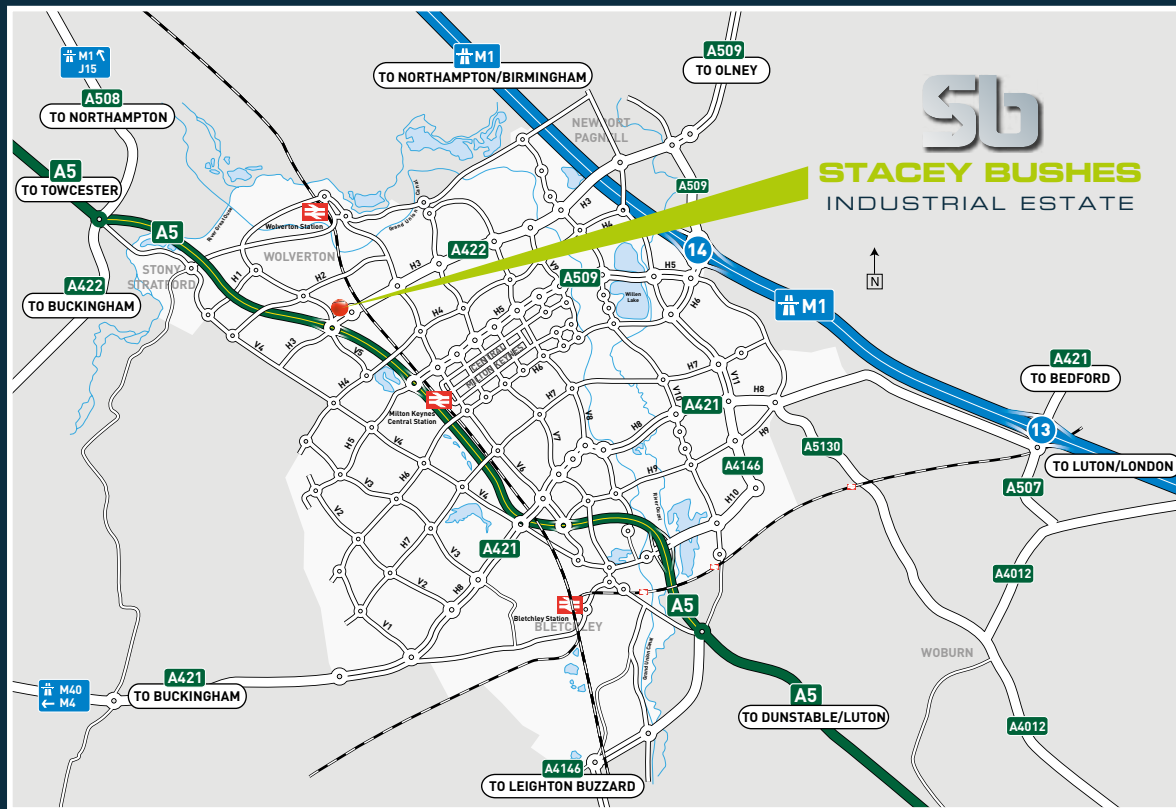
Refurbished units benefit from the following:

- 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



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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



[graham@louchshacklock.com](mailto:graham@louchshacklock.com)

Paul Davies



[paul.davies@bidwells.co.uk](mailto:paul.davies@bidwells.co.uk)

DISCLAIMER: The Agents for themselves and for the vendors or lessors of the property whose agents they are give notice that, (i) these particulars are given without responsibility of The Agents or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) The Agents cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of The Agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on the purchase price and / or rent, all figures are exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) The Agents will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

UNIT	SIZE		QUOTING RENT (£/PAX)	RATEABLE VALUE	EPC RATING	STATUS
	SQ FT	SQ M				
17-19 Erica Road	10,861	1,009	81,500	45,500	D 91	Under offer
23 Erica Road	5,263	489	39,475	22,500	D 88	Under offer
35 Heathfield	7,998	743	60,000	36,000	E 108	To be refurbished

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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