

# INDUSTRIAL/ WAREHOUSE UNITS TO LET

FULLY  
FITTED  
UNITS  
AVAILABLE

chancerygateMiltonKeynes

Chancerygate 



**2,573-10,468 sq ft**  
(239-972 sq m)

## Chancerygate Business Centre

Goulds Close  
Bletchley  
Milton Keynes  
MK1 1EQ

## Location

The development is situated just off Watling Street in north Bletchley, adjacent to the A5. This location provides easy access to Milton Keynes Town Centre (4 miles) and the M1, Junction 14 (5.5 miles). The location is well established for out of town trade occupiers. The estate is located close to ASDA, B&Q, IKEA and the MK Dons football stadium.

## Travel Distances

Bletchley Railway Station 0.9 miles  
 Milton Keynes Railway Station 4.5 miles  
 Luton Airport 20 miles

## Amenities

- 30kN per sq m floor loading
- 3 phase electricity
- Fitted toilets and offices
- Minimum clear internal heights of 6.1m to 6.5m
- 4m electrically operated loading doors
- First floor level for office or storage use

## Indicative EPC

EPC B (varied 32-40)



## Terms

The units are available on a leasehold basis.

**Important:** These brief particulars have been prepared as agent for our clients and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given. July 2015.

## Accommodation

All areas are approximate on a GEA basis.



Unit	Ground (sq ft)	First (sq ft)	Total (sq ft)
24	2,741	842	3,583
25	2,624	819	3,443
26	2,622	820	3,442
31	1,994	579	2,573



A development by:

Viewing strictly by appointment through the joint agents:

**Chancerygate**

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