

TO LET New Grade A Retail & Office Suites



-  Located in a new development in the Eastern Expansion Area of Milton Keynes
-  Junctions 13 & 14 of the M1 within a short drive
-  Milton Keynes Railway Station 4.4 miles
-  Ground, First and second floor retail/ offices of grade A quality with lift.
-  On street parking and private allocated parking.
-  Rent; Available upon application

From 881 sq ft (81.85 sq m) to 3,445 sq ft (320 sq m)

25, 25a & 25b, Highland Drive, Broughton Gate, Milton Keynes. MK10 7FA





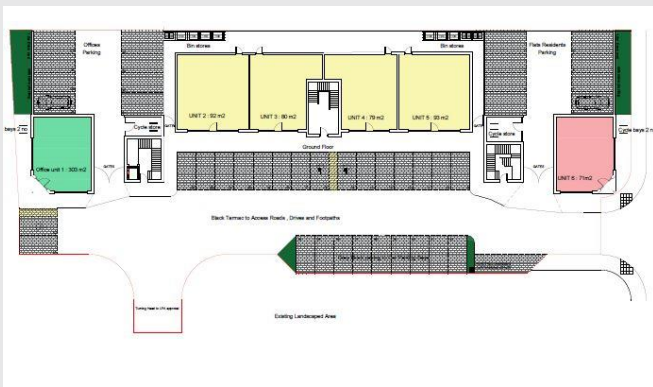
Location

- Located in a prominent position at the southern end of Broughton Gate on Countess Way linking Broughton and Brooklands.
- Existing occupiers include a Co-Op, specialist retailers and hot food takeaways
- Excellent access to the M1 motorway, and A421 trunk road.



Description

- Retail and office units are available that can be combined to make one larger unit according to tenants requirements
- The Ground, 1st and 2nd floor units have an excellent fitout specification and have the benefit of a brand new fitout.



Specification

- Available with brand new suspended ceilings
- LED lighting.
- Comfort Cooling.
- Floor trunking.
- Open plan offices.
- Passenger lift.
- Fully carpeted.
- Balcony.
- New fitted kitchenette and WC.



Floor Area

The property has been measured in accordance with the RICS Code of Measuring Practice 6th Edition.

Ground Floor 81.85 sq m (881 sq ft)
 First floor offices: 119.1 sq m (1,282 sq ft)
 Second floor offices: 119.1 sq m (1,282 sq ft)

Total: 320 sq m (3,445 sq ft)

Areas quoted are approximate and should not be held as 100% accurate.



Terms

- The units are available with new FRI lease on terms to be agreed.
- Leasehold: Rent upon application.
- Service charge: Applicable.
- VAT: Applicable at the appropriate rate.



Business Rates

- Interested parties are advised to make their own enquiries.



Viewing

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