

# VIRTUAL FREEHOLD FOR SALE.



Tavistock Place,  
Summerlin Drive,  
Woburn Sands,  
MK17 8GR.

## Retail/Office Units

481-1,576 sq ft (44.70m<sup>2</sup> - 146.41m<sup>2</sup>)

- Recently developed employment units within larger residential development.
- Fitted to shell for flexibility in fitting out.
- Sale of long leasehold title.
- Excellent access to local amenities.

## Location

This development of employment units fronts directly onto Summerlin Drive which in turn is off Station Road (A5130). Station Rd provides direct access to Kingston/Brinklow (Tesco Extra, Aldi, Boots, Clarks, Caffe Nero, Costa and other retail and food operators), within 2.9 miles in a north westerly direction. Woburn Sands High Street is ½ mile from the units and leads directly towards Woburn in 2½ miles. J13 M1 is within 2.8 miles and J14 within 4½ miles. Woburn Sands Train Station providing access to Bletchley (West Coast Mainline) and Bedford (Midland Mainline), is 0.2 miles. Milton Keynes Town Centre is 6 miles distant.

## Description

A series of ground floor retail/office spaces within a larger residential development. They provide a glazed frontage with pedestrian door access and with a rear door for loading/staff access. The development provide 7 units originally of a brick and block construction and finished to shell specification to enable personalised fit out opportunities.

## Terms

The premises are to be sold on the basis of a long leasehold/virtual freehold for a term of 999 years from 1<sup>st</sup> January 2018 at £225 per sq ft.

## VAT

All prices quoted are exclusive of VAT.

## Business Rates

Rateable Value – Unit 16-£10,000, Unit 24-£10,000, Unit 28-£10,000, 32-£10,000.

Interested parties are advised to contact the relevant Local Authority.

## EPC

16-21A, 22-20A, 24-21A, 28-17A, 32-17A.

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## Floor Area (NIA/GIA)

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition

Accommodation		Sq M	Sq Ft
10 Summerlin Drive	<b>SOLD</b>	49.70	535
12 Summerlin Drive	<b>SOLD</b>	49.70	535
16 Summerlin Drive	<b>Under Offer</b>	49.70	535
22 Summerlin Drive		44.70	481
24 Summerlin Drive		44.70	481
28 Summerlin Drive		44.70	481
32 Summerlin Drive		146.41	1,576

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

## Service Charge

The landlord collects an estate service charge for the provision maintenance and repair of the common areas and facilities.

## Viewings

For further details please contact;

### Diccon Brearley

01234 905133

07896 086291

[diccon.brearley@kirkbydiamond.co.uk](mailto:diccon.brearley@kirkbydiamond.co.uk)

### Josh Parelo

01234 982019

07951 613205

[joshua.parelo@kirkbydiamond.co.uk](mailto:joshua.parelo@kirkbydiamond.co.uk)

