

# TO LET

3,135 Sq Ft (291.24 Sq M)

- Prominent Trade Counter
- Retail/ showroom with full height glazing
- Loading access to the rear
- Internal refurbishment



## Units 20-23

Stacey Bushes Trading Centre, Erica Road, Stacey Bushes, Milton Keynes, MK12 6HS

**>D KirkbyDiamond**

Contact: Paul Guy or Tate James

Tel: 01908 678 800

[kirkbydiamond.co.uk](http://kirkbydiamond.co.uk)





## LOCATION

- Stacey Bushes Trading Centre is prominently located on Erica Road which joins the A422.
- Just off the Abbey Hill roundabout of the A5 dual carriageway and within easy reach of Central Milton Keynes which is a 5 minute drive
- Unit 20-23 is within Stacey Bushes Trading Centre featuring other occupiers including KFC, Subway, Toolstation and Screwfix.
- Units 20-23 is prominently located on the front terrace directly in front of the estate entrance

/// what3words

///manicured.ranch.fishnet

Google Maps

Click here



## DESCRIPTION

- Trade/retail unit on the front of the scheme
- Fully glazed retail frontage
- Roller shutter on rear service access
- Ready for immediate occupation
- Nearby occupiers are Screwfix, Toolstation, Kent Blaxill, Care Co, Subway and KFC

## ACCOMMODATION

Total	291.24 SQ M	3,135 SQ FT
-------	-------------	-------------

\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: B (32)

**Business Rates:** The rateable value is £27,500. For the rates payable please contact us or [www.voa.gov.uk](http://www.voa.gov.uk)

**Service Charge:** Available upon request

## CONTACT:



PAUL QUY

07917 268 653 [paul.quy@kirkbydiamond.co.uk](mailto:paul.quy@kirkbydiamond.co.uk)



TATE JAMES

07810 746 885 [tate.james@kirkbydiamond.co.uk](mailto:tate.james@kirkbydiamond.co.uk)

Kirkby Diamond LLP for themselves and for the vendors, whose agents they are, give notice that these particulars are set out as a general guide only and do not constitute any part of any offer or contract. All descriptions, dimensions, reference to condition and the necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but interested parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Kirkby Diamond LLP has any authority to make or give representation or warranty whatever in relation to this property. Kirkby Diamond LLP (Registration No OC420194) is authorised and regulated by the Royal Institution of Chartered Surveyors. Kirkby Diamond is a trading name of Kirkby Diamond LLP