

TO LET

4,365 Sq Ft (405.51 Sq M)

- Prominent Trade Location
- Strong Neighbouring Occupiers
- Ample Customer Parking



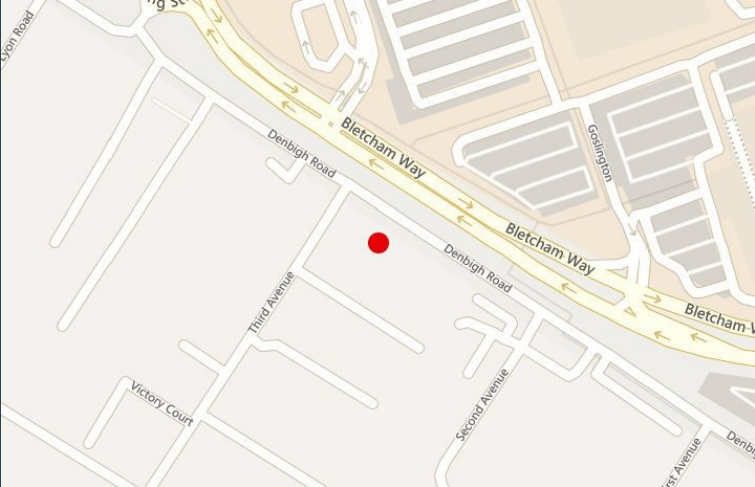
15a Avant Trade Park
Bletchley, Milton Keynes, MK1 1DT

>D KirkbyDiamond

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LOCATION

- Denbigh West is located south of Central Milton Keynes, opposite the MK Dons stadium, Asda and IKEA and close to the A5 dual carriageway
- Junction 14 of the M1 motorway is 6 miles and Junction 13 is 8 miles
- Milton Keynes remains one of the fastest growing urban areas in the country, expecting to double in population over the next 10 years
- Milton Keynes also provides mainline railway services to London, Birmingham and beyond

 what3words

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DESCRIPTION

- Prominent trade counter position fronting Denbigh Road and in a scheme amongst other strong trade occupiers including Edmundson Electrical and Wolseley Plumb & Parts and nearby operators of Selco Builders Warehouse, Screwfix, Travis Perkins and Topps Tiles
- 15a Avant provides a clear open space to accommodate an incoming tenants fitout, with pedestrian entrance to the front and loading to the rear via the service yard
- Plentiful customer parking to the front



ACCOMMODATION (Gross Internal Area*)

Total **405.51 SQ M4,365 SQ FT**

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

Service Charge: Available upon request

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