








# AVANT TRADE PARK

BLETCHLEY | MILTON KEYNES | MK1 1DR

3,421 SQ FT - 13,900 SQ FT

-  NEWLY REFURBISHED
-  18 UNITS SPREAD ACROSS 4 TERRACES
-  EXCELLENT LOCATION CLOSE TO THE A5
-  LOCAL SERVICES AND AMENITIES
-  OCCUPIERS ON-SITE INCLUDE EDMUNDSON ELECTRICAL, GOLFCLUBS4CASH AND WOLSELEY



PROMINENT UNITS  
TO LET



Internal Unit 4B



Internal Unit 4B



## LOCATION

Comprising of 18 units spread across four terraces. The estate provides occupiers with a strong frontage with good traffic flow and visibility from customers of Stadium MK and surrounding retail area.

The Estate benefits from good connectivity with it being less than 1 mile from the A5 and 1.6 miles from Bletchley train station, providing rail transport into London Euston in as quick as 37 minutes.

## TRANSPORT

	Milton Keynes Central Station	10 mins	4.2 miles
	M1 J14	13 mins	6.1 miles
	M1 J13	15 mins	7.5 miles
	M40 J10	36 mins	23 miles
	London	1 hour 35 mins	51 miles
	Birmingham	1 hour 18 mins	72 miles

	London Euston	37 mins
	Birmingham	1 hour 41 mins
	Manchester	1 hour 56 mins



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## INFORMATION

### EPC

Available upon request.

### VAT

All Prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

### BUSINESS RATES

For business rating information please visit the Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk)

### TERMS

Available by way of a new full repairing and insuring lease with terms to be agreed, subject to contract.

## VIEWINGS

For further details or to arrange a viewing

**Kirkby Diamond**  
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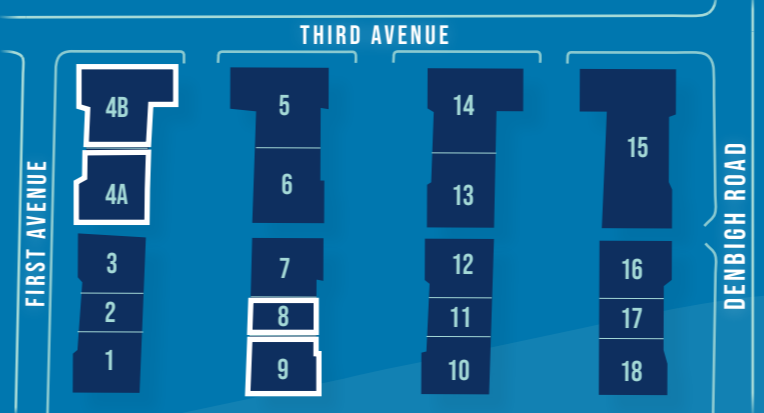
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## AVAILABILITY

The property has been measured on a Gross Internal Area basis in accordance with the RICS Property Measurements Standard 2nd Edition.

Unit No.	Size sq ft / sq m	Status
Unit 4a	7,076 sq ft / 657.38 sq m	AVAILABLE TO LET (Can be combined with 4b)
Unit 4b	6,824 sq ft / 633.97 sq m	AVAILABLE TO LET
Unit 8	3,421 sq ft / 317.82 sq m	AVAILABLE TO LET
Unit 9	5,481 sq ft / 509.20 sq m	AVAILABLE TO LET



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