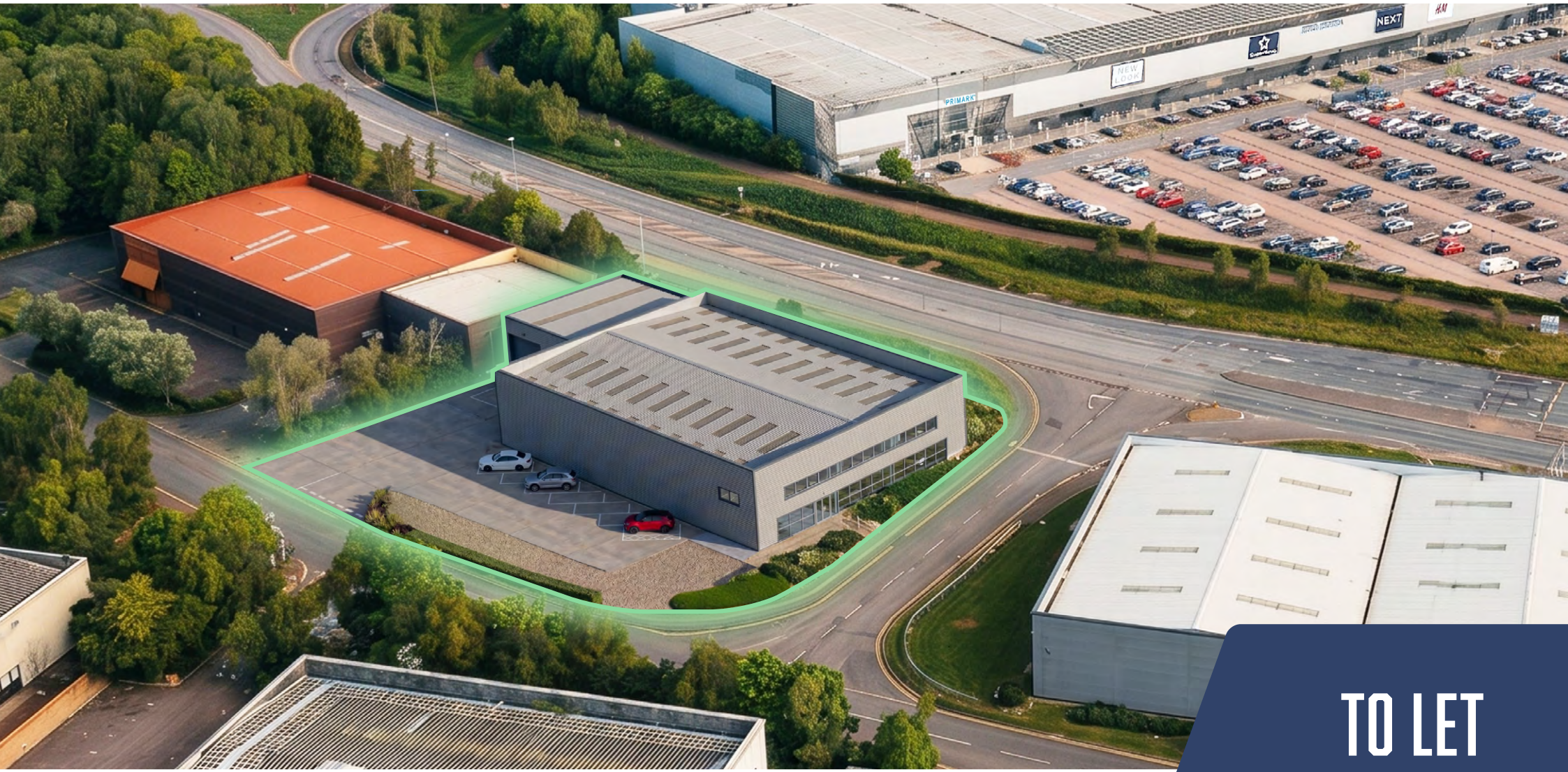


25 PEVEREL DRIVE, BLETCHLEY, MILTON KEYNES MK1 1QZ

NEWLY REFURBISHED



PROMINENT TRADE / SHOWROOM / INDUSTRIAL OPPORTUNITY\*

Opposite Stadium MK & MK1 Shopping Park

\* subject to planning

TO LET  
12,299 SQ FT  
(1,207.64 SQ M)



OCCUPIERS AT MK1 SHOPPING PARK

PRIMARK®

NEXT

NEW LOOK

H&M

M&S

Superdrug★

RiverIsland

# EXTENSIVELY REFURBISHED



2 X level access doors



Led lighting throughout



Highly prominent position



Office & W/C  
accommodation



3 Phase power – 150 KVA



External yard & parking



# 26,000

DAILY VEHICLE MOVEMENTS PAST THE UNIT

OTHER NEARBY OCCUPIERS



SELCO

TOOLSTATION

STADIUM MK

AERO TEC LABORATORIES

SCREWFIX

25 PEVEREL DRIVE

WATLING ST

PEVEREL DRIVE

V6 GRAFTON ST

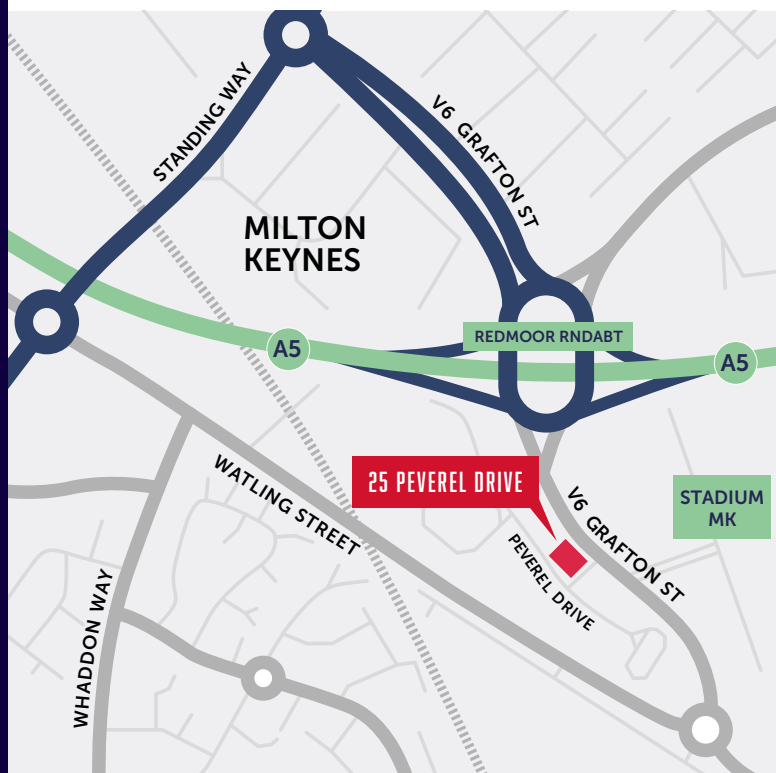
A5

25 PEVEREL DRIVE // BLETCHLEY // MILTON KEYNES // MK1 1QZ

## LOCATION

25 Peverel Drive occupies a prominent position within the established Granby commercial area, immediately opposite Stadium MK and the MK1 Shopping & Leisure Park. Stadium MK, home to Milton Keynes Dons and a major regional sports and events venue, is directly adjacent. The neighbouring MK1 Shopping & Leisure Park is anchored by Primark, M&S, Next and H&M, alongside an Odeon IMAX and a range of restaurant and leisure operators. IKEA and the Asda Milton Keynes Supercentre are also nearby, further strengthening the area's substantial retail draw and high levels of passing traffic.

The property benefits from a high-profile frontage to Peverel Drive, offering excellent visibility and the opportunity for occupiers to establish a strong, recognisable presence. Granby is an established industrial and trade-counter location, with Peverel Drive accommodating a mix of industrial, warehouse and trade occupiers. The location also provides excellent road connectivity, with immediate access to the A5 dual carriageway and convenient onward links to the wider Milton Keynes road network and the M1 motorway.



### BY ROAD

|          | Miles | Time    |
|----------|-------|---------|
| A5       | 0.5   | 2 mins  |
| A421     | 0.6   | 2 mins  |
| M1 J14   | 6.2   | 13 mins |
| M1 J13   | 7.2   | 15 mins |
| M25 J21A | 30    | 40 mins |

### BY TRAIN

|                          | Time*       |
|--------------------------|-------------|
| Milton Keynes Central    | 5 mins      |
| London Euston            | 37 mins     |
| Birmingham International | 54 mins     |
| Birmingham New Street    | 1 hr 6 mins |

\* Times from Blechley Station

### LOCATIONS

|               | Miles | Time        |
|---------------|-------|-------------|
| Milton Keynes | 3     | 8 mins      |
| Luton         | 19    | 34 mins     |
| Oxford        | 44    | 1hr 6 mins  |
| London        | 51    | 1hr 40 mins |
| Birmingham    | 73    | 1hr 23 mins |

### RAIL / AIR

|                    | Miles | Time        |
|--------------------|-------|-------------|
| Blechley Station   | 2     | 6 mins      |
| MK Central Station | 3.3   | 10 mins     |
| London Luton       | 22    | 33 mins     |
| London Heathrow    | 52    | 1hr 8 mins  |
| Birmingham Airport | 66    | 1hr 13 mins |

## DESCRIPTION

Prominent industrial, trade counter and showroom premises in a high-profile position fronting Peverel Drive.

A comprehensive refurbishment programme has recently been completed. Works included a complete roof replacement, general building upgrades and refurbishment, and installation of a new 150 kVA electricity supply.

The unit offers considerable potential for trade counter, showroom, industrial or warehouse use, subject to the necessary planning consents. It is an excellent opportunity for occupiers seeking strong roadside prominence and significant scope for corporate branding and signage, subject to the necessary consents.

## ACCOMMODATION

Ground Floor: 12,299 sq ft

## VAT

VAT will be payable.

## TERMS

The unit is available by way of a new full repairing and insuring lease at a quoting rent of £184,500 pa excl.

## RATES

The property is to be re-assessed following the refurbishment. Occupiers are advised to make their own enquiries.

## LEGAL COSTS

Each party to pay their own legal costs in relation to any transaction.

## ANTI-MONEY LAUNDERING

The Tenant will be required to submit documentation to satisfy anti-money laundering regulations.

## VIEWINGS

Viewing and further information via the joint agents:



Paul Quay  
paul.quy@eddisons.com  
07917 268 653

Cristian Coco  
cristian.cocozza@eddisons.com  
07810 746 885



Jack Brown  
jack@tdbre.co.uk  
07969 291 660

Oliver Thompson  
oliver@tdbre.co.uk  
07838 191 054