

TO LET

1,517 Sq Ft (140.93 Sq M)

- Located in well-established industrial and trade area
- Pedestrianised and loading access to the front
- Open plan accommodation with ancillary block to the rear



Unit 3

Hollin Lane, Stacey Bushes, Milton Keynes, MK12 6HT

Contact: Paul Quay or Cristian Coccozza
Tel: **01908 678800**
eddisons.com





Location

- Stacey Bushes is an area in Milton Keynes, that is perfectly balanced between residential and industrial estates. Milton Keynes is located about 50 miles north-west of London.
- Unit 3 is located next to Erica Road which joins the A422.
- Just off the Abbey Hill roundabout of the A5 dual carriageway, within easy reach is Central Milton Keynes around 5-minute drive.
- Junction 14 of the M1 is only 6 miles away.
- Occupiers and amenities in the area include: Avanti Tiles & Bathrooms, Central Tyres, KFC, Lexus and two petrol stations.

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Google Maps

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Description

- Mid Terrace industrial/warehouse unit.
- Open-plan warehouse accommodation with clear floor space suitable for storage, light industrial or trade uses.
- Good internal height with steel portal frame construction.
- Simple, adaptable layout allowing occupiers to configure racking, workstations or production areas as required.
- Well positioned for local occupiers.

Terms

Available by way of a new IRI lease for a term to be agreed at a rent of £20,500. VAT is payable.



Accommodation

Total	140.93 SQ M	1,517 SQ FT
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*The property has been measured in accordance with the RICS Property Measurements Standard 8th Edition

EPC: E-106

Business Rates: The rateable value is £15,500. For the rates payable please contact us or www.voa.gov.uk

Service Charge: Available upon request

Estate Charge: There is a contribution towards shared external repair and maintenance of the estate. This is currently £2,276.54 per annum.

Contact:

PAUL QUY

[07917 268653 paul.quy@eddisons.com](mailto:paul.quy@eddisons.com)

CRISTIAN COCOZZA

[07810 746 885 Cristian.Coccozza@eddisons.com](mailto:Cristian.Coccozza@eddisons.com)

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