

UNIT 1 GIFFORD PARK

Knebworth Gate, Milton Keynes MK14 5QD

MODERN COMMERCIAL UNIT – TO LET



LOCATION

Gifford Park is an established commercial location within Milton Keynes. Unit 1 is situated at Knebworth Gate, with convenient access to the wider Milton Keynes road network and the area's extensive range of commercial and retail amenities. The unit is immediately adjacent to Tesco Express.

Milton Keynes is one of the UK's principal commercial centres and benefits from excellent strategic connectivity, providing access to the national motorway network and surrounding towns and cities.

DESCRIPTION

Unit 1 Gifford Park comprises a modern retail / commercial unit. Most recently a hot food takeaway provides a flexible commercial space capable of accommodating a range of potential occupiers, subject to any necessary planning requirements and consents.

ACCOMMODATION

The property comprises the following approximate areas. Interested parties are advised to undertake their own measured survey.

Net Internal Area	49.00 sq m	527 sq ft
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TENURE

The premises are available to let by way of a new sub-lease for a term expiring in August 2031. All leases are contracted outside of the security of tenure provisions of the landlord and tenant act 1954.

USE

All interested parties are advised to check their proposed use with the local planning authority.

RENT

£14,000 per annum, exclusive. Rent is subject to VAT.

SERVICE CHARGE

A service charge applies. Further details on application.

RATES

The Rateable Value is £10,250

EPC

C - 53

VAT

All figures quoted are subject to VAT where payable.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING

All viewings by prior appointment through this office. Contact Caren Ryan on 0121 643 9337.

CONTACT

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0121 643 9337

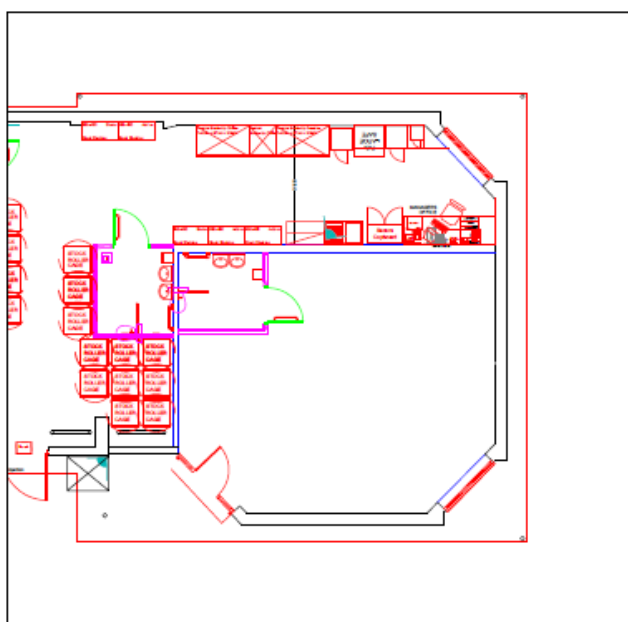
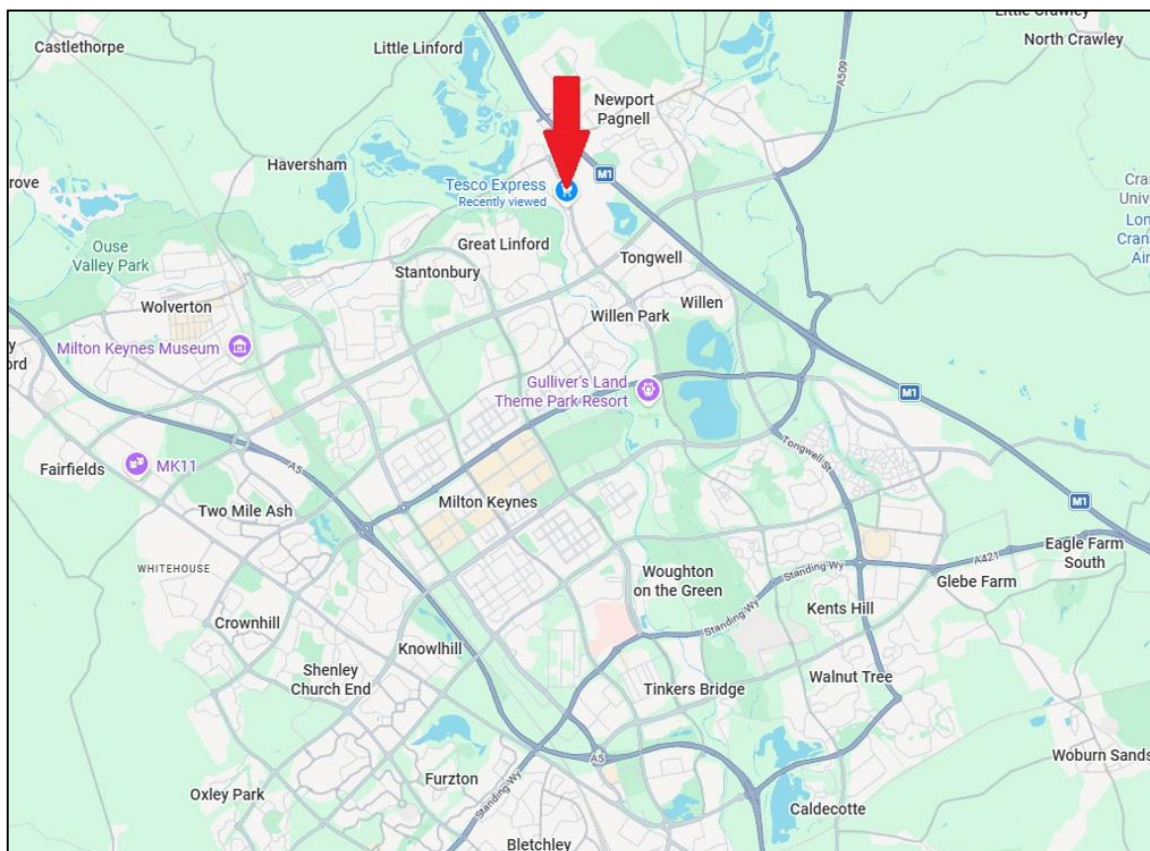
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