

# INDUSTRIAL UNITS TO LET

UNITS  
FROM  
1,936-3,275  
SQ FT  
(GEA)

A new development situated on the established  
Chancerygate Business Centre, Milton Keynes

GOULDS CLOSE | BLETCHLEY | MILTON KEYNES | MK1 1EQ

Chancerygate<sup>C</sup>



## Accommodation

As a result of the success of Phase 1, Chancerygate have developed a further 15 industrial and trade units to include one stand-alone self-contained unit. The scheme is already attracting leading national occupiers such as Screwfix & Mr Clutch.

The newly constructed units are now complete and ready for occupation, joining occupiers such as Integral Powertrains and Izabelle Hammon Ltd in Phase 2.

### 3,111 – 3,275 sq ft Terrace units

Units 3-6 are located next to the existing trade units, and benefit from the neighbouring increased footfall and exposure as a result. The units are fitted with a first floor office, kitchenette and WC, with a warehouse eaves height of 6.35m.

### 1,936 – 2,377 sq ft Start-up units

Units 36-45 offer ideal space for a small business requiring c.2,000 – 2,500 sq ft. All units include offices at first floor level, WC and a kitchenette installed and eaves height of 5.7m.

## Specification

These units are fitted out to a high standard and benefit from:-

- 37.5Kn per sq m floor loading
- 3 Phase electricity
- Planning Consent: B2 & B8
- Fitted first floor offices, WC's and kitchenettes
- Secure and well lit estate
- CCTV and communal lighting coverage across the site

## Terms

The units are available on a leasehold basis.

## Indicative EPC

EPC B (varied 32-40)

## Unit sizes

Unit	Total* (sq ft)
1	LET
3	LET
4	3,111
5	LET
6	3,275
36	LET
37	LET
38	LET
39	2,377
40	2,154
41	2,150
42	2,152
43	1,936
44	2,034
45	2,034

\* Areas are approximate on a GEA basis



## Location

Milton Keynes Trade Centre is situated just off Watling Street in North Bletchley, adjacent to the A5. This location provides easy access to Milton Keynes Town Centre and junction 14 of the M1. The estate is located close to ASDA, B&Q, IKEA and the MK Dons Football stadium.

## Travel Distances



### BY ROAD:

Milton Keynes City Centre 4 miles  
M1 (Junction 14) 5.5 miles



### RAILWAY STATIONS:

Bletchley Railway Station 0.9 miles  
Milton Keynes Railway Station 4.5 miles



### AIRPORTS:

Luton Airport 20 miles



More information available through the joint marketing agents:



**01908 224760**

[louchshacklock.com](http://louchshacklock.com)

**Chris McClure**

[chris@louchshacklock.com](mailto:chris@louchshacklock.com)

T: 01908 224760



**01908 678800**

**Luke Tillison**

[luke.tillison@kirkbydiamond.co.uk](mailto:luke.tillison@kirkbydiamond.co.uk)

T: 01908 558744

Another development by  
**Chancerygate**

**Victoria Mann** MRICS

[vmann@chancerygate.com](mailto:vmann@chancerygate.com)

T: 020 3582 8070

Misrepresentation Act 1967. Every care has been taken in the preparation of these details, however any intending occupier should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract. All measurements and distances are approximate. VAT may be applicable to rent/price quoted. March 2018.