



Bletchley Town
Bowls Club



TAVISTOCK STREET, MILTON KEYNES, MK2 2PG

FOR SALE: RARELY AVAILABLE FREEHOLD OPPORTUNITY – APPROXIMATELY 3.04 ACRES

Executive Summary



Prime Milton Keynes redevelopment opportunity



Rarely available Freehold site



Strong underlying prospects within wider MK market



Established home to a number of occupiers including Jewson, Halfords and Peugeot



Of interest to developers, investors, owner occupiers and data centre operators



Incoming power of circa 2MVA with potential to increase



Site area of approximately 3.04

Location

The property is situated in Bletchley, south of Milton Keynes within an established industrial/mixed use area. The site is located in close proximity to Stadium MK and all the associated retail and leisure facilities that offers including Asda, Ikea and Primark. Fenny Stratford rail station is located 1 mile from the site offering direct train access to Bletchley in 3 minutes. Bletchley offers direct access between London Euston and Birmingham via the national train network. Road connections are also strong from the site, with the A5 located 1 mile from the site offering access to the M1 North and South at junctions 13 and 11A respectively. The surrounding area is characterised by a mix of industrial, residential and commercial uses.

Drive times

| | | |
|-----------------|----------|------------|
| A5 | 1 mile | 1 minute |
| Junction 13 M1 | 9 miles | 18 minutes |
| Junction 11a M1 | 16 miles | 28 minutes |
| Luton Airport | 22 miles | 35 minutes |
| M25 Junction 21 | 29 miles | 45 minutes |

Description

The site is currently operating as a data centre with vacant possession to be provided in August 2024. The property is arranged as a campus of three buildings providing an approximate GIA of 68,353 sq ft. The current occupier will deliver the property back to the Vendor free of any subtenancies and will remove all equipment from the building. This will include all furniture, signage, external and internal storage & any M&E brought in specifically to service the data centre equipment. All data centre related power and cooling M&E will be removed. Only M&E that services the building will remain. All underground and overground fuel tanks will also be removed and made good. All utilities will be isolated and capped.



Map data: Google Earth



EPC

Available upon request

Terms

The Freehold interest is available with Vacant Possession.
For further details, please contact Gerald Eve LLP.

Data room / Additional Information

A data room is available for interested parties, please contact the agents for access details.

Data room Contents

- Asbestos Management Survey
- Phase 1 Environmental Survey
- Phase 2 Environmental Survey
- Topographic Survey
- Buried Utilities Survey
- CCTV Survey of Drainage
- EPC

Sales Process

Sale will be on an unconditional basis.

Bid submission date for offers to be advised.

VAT

We understand that the site is elected for VAT purposes.

Inspections

Viewing days will be undertaken solely with the marketing agents.

Interested parties are not to view the site without being accompanied.

Services

The site is serviced with all mains utilities, none of which have been tested

Industrial Contacts

Freddie John

Mobile +44 (0)7788 394341
fjohn@geraldeve.com

Josh Pater

Mobile +44 (0)7782 271355
jpater@geraldeve.com

Emily Pearson

Mobile +44 (0)7387 134126
epearson@geraldeve.com

Data Centre Contacts

Carla Jokic

Mobile +44 (0)7387 520548
cjokic@geraldeve.com

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Josh Pater
jpater@geraldeve.com
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fjohn@geraldeve.com
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epearson@geraldeve.com
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cjokic@geraldeve.com



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