



# AVANT TRADE PARK

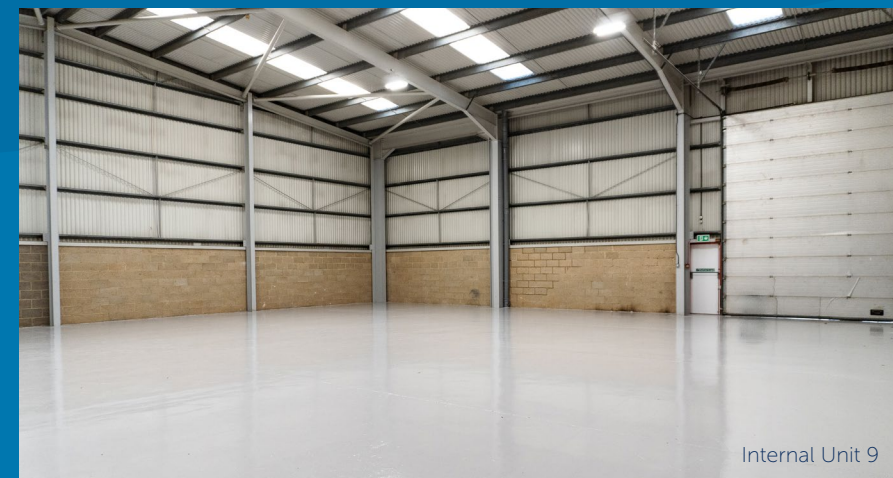
BLETCHLEY | MILTON KEYNES | MK1 1DR

5,481 SQ FT - 8,527 SQ FT

-  NEWLY REFURBISHED AND REDECORATED
-  18 UNITS SPREAD ACROSS 4 TERRACES
-  EXCELLENT LOCATION CLOSE TO A5
-  LOCAL SERVICES AND AMENITIES



UNITS TO LET



Internal Unit 9



Internal Unit 9



## AVAILABILITY

The property has been measured on a Gross Internal Area basis in accordance with the RICS Property Measurements Standard 2nd Edition.

Unit No.	Size sq ft / sq m	Status
Unit 9	5,481 sq ft / 509.18 sq m	AVAILABLE TO LET
Unit 13	7,190 sq ft / 667.95 sq m	AVAILABLE TO LET
Unit 14	8,527 sq ft / 792.16 sq m	AVAILABLE TO LET

## LOCATION

Comprising of 18 units spread across four terraces. The estate provides occupiers with a strong frontage with good traffic flow and visibility from customers of Stadium MK and surrounding retail area.

The Estate benefits from good connectivity with it being less than 1 mile from the A5, 1.6 miles from Bletchley train station, providing rail transport into London Euston in as quick as 37 minutes.

## TRANSPORT



Milton Keynes Central Station	10 mins	4.2 miles
M1 J14	13 mins	6.1 miles
M1 J13	15 mins	7.5 miles
M40 J10	36 mins	23 miles
London	1 hour 35 mins	51 miles
Birmingham	1 hour 18 mins	72 miles



London Euston	37 mins
Birmingham	1 hour 41 mins
Manchester	1 hour 56 mins



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## INFORMATION

### EPC

Available upon request

### VAT

All Prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

### BUSINESS RATES

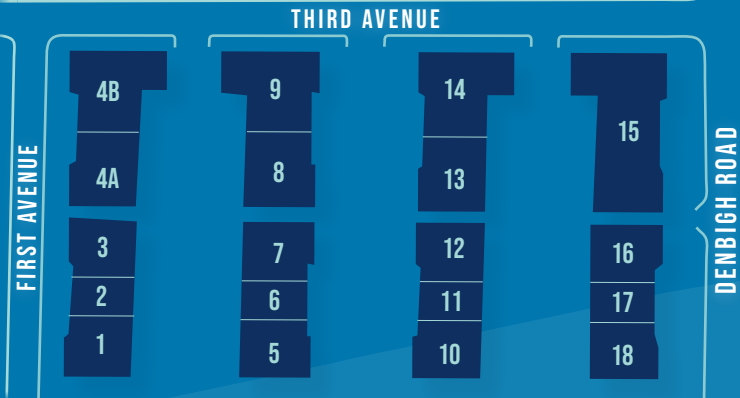
For business rating information please visit the Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk)

### TERMS

Available by way of a new full repairing and insuring lease with terms to be agreed, subject to contract.

## VIEWINGS

For further details or to arrange a viewing



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