

# INDUSTRIAL UNITS TO LET

COMPLETION DUE MARCH 2018

UNITS  
FROM  
1,905-9,956  
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>



Projected image of units 36-45

## 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 units will be ready for occupation in March 2018 and will be completed to a high specification, with first floor offices and toilet amenities.

### 10,000 sq ft Stand alone secure unit

Unit 1 is a standalone self-contained unit, with a separate entrance via Sinclair Close. The space extends to c.10,000 sq ft, and benefits from an eaves height of 8.4m, has two roller shutters and a pedestrian door and internally benefits from first floor offices, w.c and kitchenette.

### 3,200 – 4,500 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.

### 2,000 – 3,000 sq ft Start-up units

Units 36-45 offer ideal space for a small business requiring c.2,000 – 3,000 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: B1C, B2 & B8
- Fitted first floor offices, WC's and kitchenettes

## Terms

The units are available on a leasehold basis.

## Indicative EPC

EPC B (varied 32-40)

## Unit sizes

Unit	Ground Floor	First Floor	Total* (sq ft)
1	8,470	1,485	9,956
3	3,616	829	4,445
4	2,336	775	3,111
5	2,336	775	3,111
6	2,422	796	3,218
36	2,120	936	3,057
37	1,787	807	2,594
38	1,625	710	2,336
39	1,625	710	2,336
40	1,475	646	2,120
41	1,475	646	2,120
42	1,475	646	2,120
43	1,324	581	1,905
44	1,324	581	1,905
45	1,378	613	1,991

\*Areas are approximate on a GEA basis



— Phase 1  
 — Phase 2

## 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:



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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. August 2017.