TO LET (MAY SELL)

WORKSHOP/TRADE COUNTER UNIT



- Prominent Trade counter unit
- Situated in the midst of Milton Keynes' main out of centre retail, leisure, trade & commercial destination
- Close to Milton Keynes Stadium, MK1 Shopping & Leisure Park & Granby Trade Park
- Nearby occupiers include Ikea, Asda, Tesco Extra, Wickes, Travis Perkins & Screwfix
- Densely populated and substantial Milton Keynes and wider catchment

Unit 4, Second Avenue, Denbigh West, Milton Keynes, MK1 1ED

LOCATION

The premises are prominently located fronting Second Avenue within the busy and long established commercial area of Denbigh, Milton Keynes. The area is predominantly retail and commercial in character with nearby occupiers including Just Tyres, Ikea, Asda, Aldi and Tesco Extra. Milton Keynes Stadium, Granby Trade Park, Milton Keynes Shopping & leisure park and Beacon Retail Park are only a short distance away making this a busy destination.

The property is conveniently located a short distance to the south of Central Milton Keynes. The A5 is 0.7 miles to the north west and J13 and J14 of the M1 are 7.4 and 5.9 miles respectively providing access to wider road network.

TERMS

The property is available by way of a new lease for a term of years to be agreed. Rent on application. Our client will consider offers for the freehold interest.

ENERGY PERFORMANCE CERTIFICATE

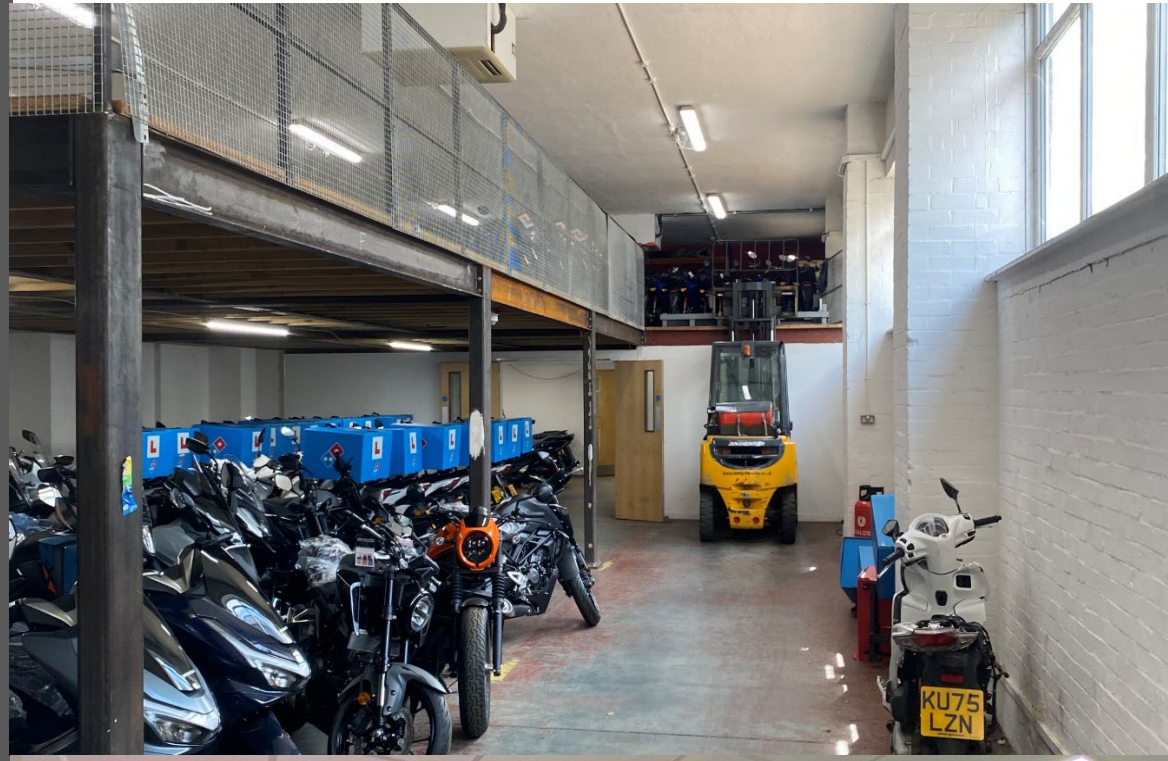
Energy performance asset rating – D (84)

RATEABLE VALUE

We are advised the property is currently assessed as a Shop and premises with a Rateable Value for 2026/2027 of £13,000. Interested parties are advised to make their own enquiries of Luton Council regarding any rates relief.

IDENTITY CHECKS/AML

Identity Checks/AML The Money Laundering Regulations require us to conduct checks upon all prospective parties. Prospective parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.





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ACCOMMODATION

The property comprises the following approximate floor areas:

	Sq ft	Sq m
Ground Floor	3,325	308.89
Mezzanine	1,646	152.91
First Floor	2,771	257.43
TOTAL	**7,742**	**719.23**

The above areas have been calculated in accordance with the RICS Code of Measuring Practice on a gross internal basis and must be verified by interested parties.

STEEL FRAMED MEZZANINE	**3 PHASE ELECTRICITY**	**ROLLER SHUTTER DOOR**
FITTED & READY FOR IMMEDIATE OCCUPATION	**SEPARATE PEDESTRIAN ACCESS**	**PARKING**



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DESCRIPTION

The property comprises a brick built trade counter/warehouse unit beneath a flat roof fronting Second Avenue, comprising trade/workshop space at ground floor, a steel framed mezzanine storage level, together with warehouse and good quality fully fitted offices at first floor. Male & female facilities are provided at both levels.

The unit benefits from UPVC double glazed windows throughout, three phase and single phase electricity, a roller shutter door and demised parking to the front and side. The office space also benefits from air conditioning.

CONTACT

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