

STACEY BUSHES

INDUSTRIAL ESTATE

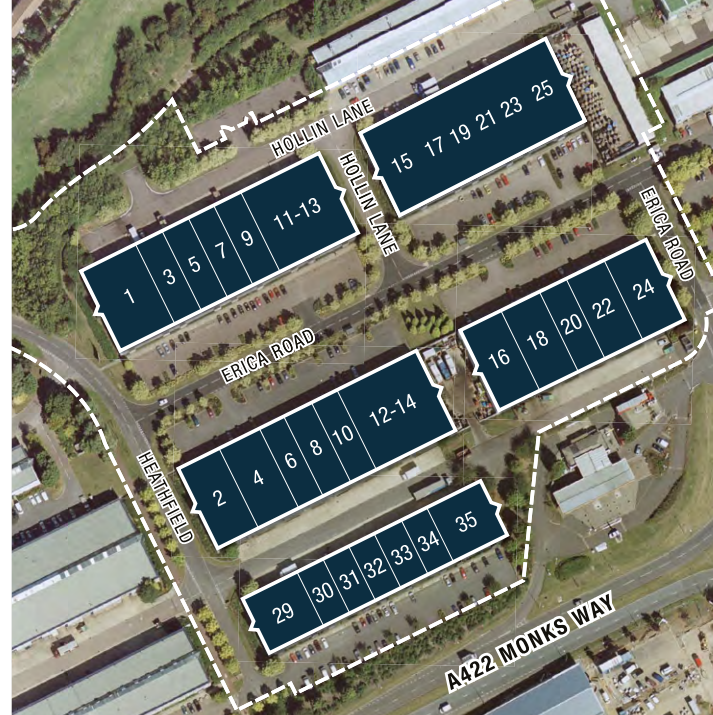
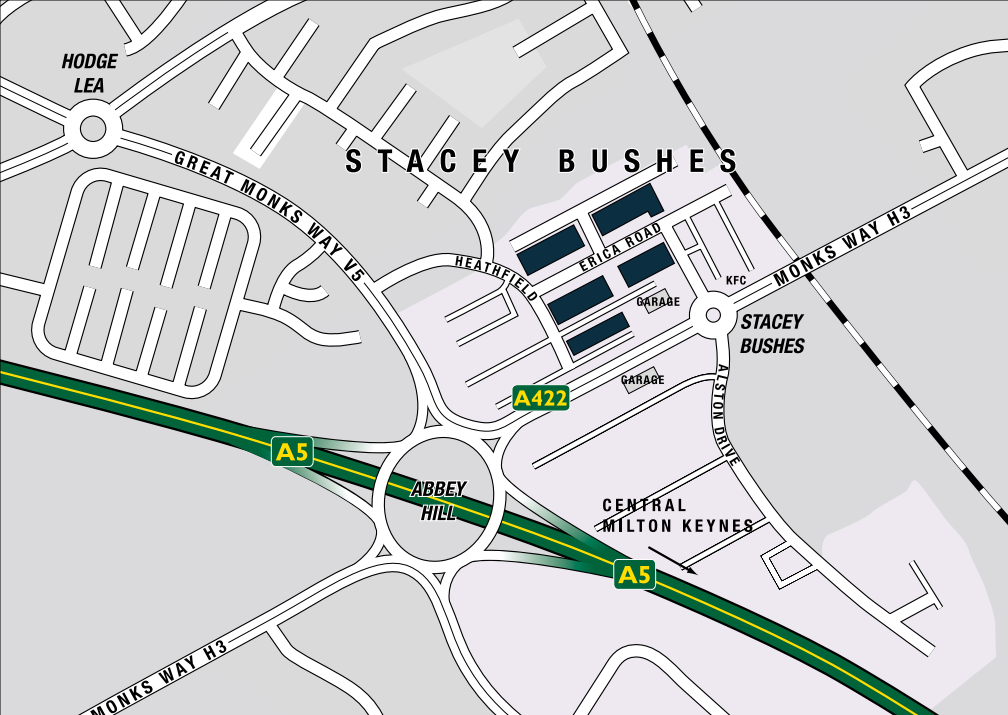
MILTON KEYNES • MK12 6HR

www.stacey-bushes.co.uk



HIGH QUALITY BUSINESS UNITS TO LET FROM 3,750 - 15,000 sq ft

• Immediate access to A5 • 5 minutes to M1 (J14) • First floor offices • Estate CCTV



FULLY REFURBISHED BUSINESS UNITS ADJACENT TO THE A5

LOCATION

- Close to Central Milton Keynes
- Immediate access to A5
- Junction 14 of the M1 within 5 minutes drive
- Occupiers & amenities in the area include Avanti Tiles & Bathrooms, Central Tyres, KFC, Lexus, and two petrol filling stations



DESCRIPTION

The Estate comprises five terraces of warehouse / industrial units ranging from approx 3,750 sq ft - 15,000 sq ft.

A comprehensive refurbishment programme has been carried out on the Estate.

SPECIFICATION

The units comprise the following:

- Steel portal frame construction with 2 storey office/ancillary accommodation
- Full height ground level loading doors
- Minimal internal clear eaves height of 5.6 m
- Generous on-site car parking
- Shared loading facilities to the rear of the units
- Estate CCTV and PA System

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FULLY REFURBISHED UNITS

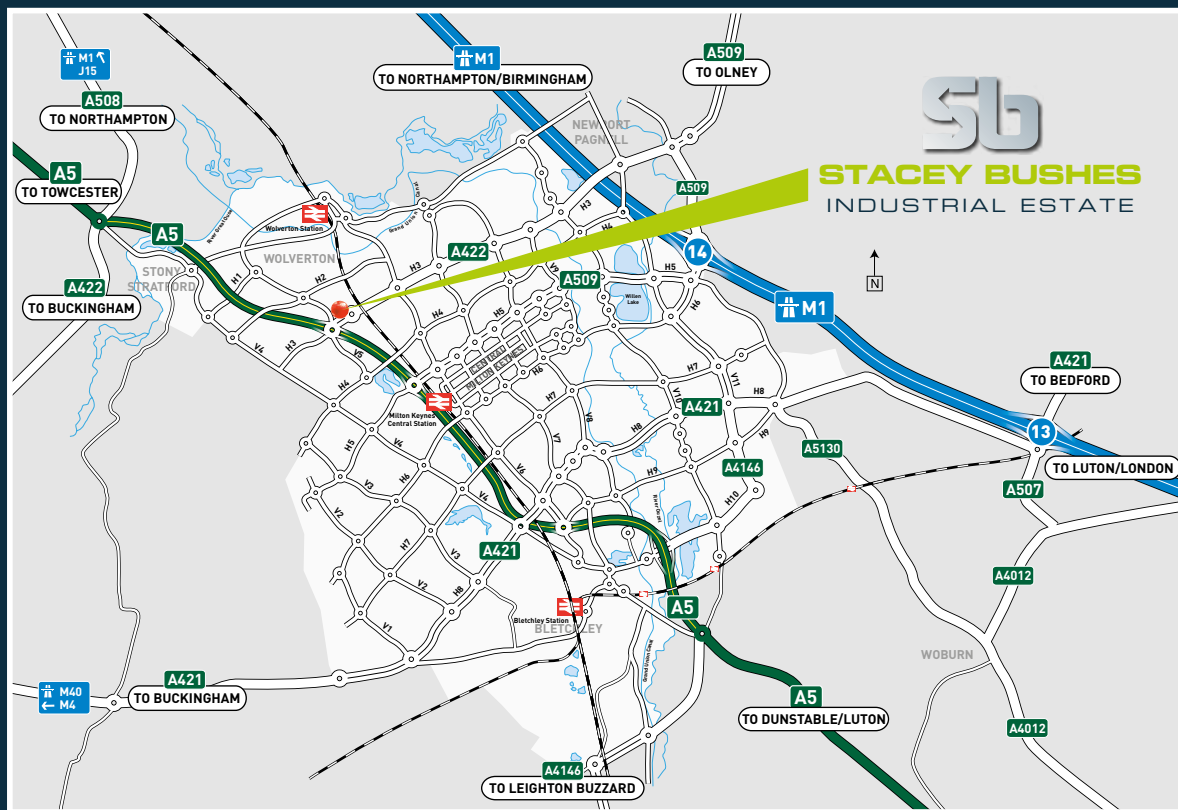
Refurbished units benefit from the following:

- New cladding to the roofs and external elevations
- Relined gutters and rain water goods including ancillary overflows
- Resealed glazing to the roof
- Internal redecoration throughout
- Lighting to the warehouse accommodation
- New carpets, heating, lighting and suspended ceilings to office accommodation
- Upgraded wc and kitchenette facilities
- Overhauled ground level loading doors
- New pedestrian entrance canopies



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TERMS

Units are available by way of new full repairing and insuring leases, on terms to be agreed.

VIEWING

For further information or to arrange a viewing, please call:



Immediate access to A5



Close to Central Milton Keynes



5 mins to M1 (J14)

Graham Young



01908 224760

louchshacklock.com

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Paul Davies

BIDWELLS

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UNIT	SIZE		QUOTING RENT (£/PAX)	RATEABLE VALUE	EPC RATING	STATUS
	SQ FT	SQ M				
9 Heathfield	2,175	202	£30,500	£17,250	D – 91	AVAILABLE
28 Heathfield	11,849	1,101	£124,500	£69,500	E – 124	TO BE REFURBISHED Q1 2026
8 Erica Road	5,265	489	Price on application	£35,500	B – 48	AVAILABLE
21 Erica Road	5,282	491	£58,100	£35,250	B – 47	AVAILABLE
23 Erica Road	5,263	489	£58,100	£36,030	TBC	UNDER OFFER

Prospective occupiers are advised to check the rates payable by contacting the Local Rating Authority, Milton Keynes Council on 01908 691 691. All rentals will be exclusive of VAT.

Enquiries

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paul.davies@bidwells.co.uk

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