



Industrial – 3,000 – 23,000 sq ft (279 – 2,137 sq m)

**In Brief**

- New build trade counter/warehouse development
- 6m minimum eaves height
- Ground level loading door
- Double height glazed frontages
- Adjacent to new builders' merchants
- On site 2017

**DELTIC TRADE PARK DELTIC AVENUE  
ROOKSLEY MILTON KEYNES MK13 8LD  
TO LET**

### Location

The development occupies a prominent position fronting Deltic Avenue on the Rooksley employment area, within close proximity to the B&Q retail warehouse, Go Outdoors and Central Retail Park.

Rooksley is located north-west of Central Milton Keynes with access from V6 Grafton Street and H4 Danstead Way within walking distance of Milton Keynes Central railway station just 1 mile away. The A5 trunk road is within half a mile and Junctions 13 and 14 of the M1 are approximately 3 and 6 miles away respectively.

Other local occupiers include Halfords, Next Home, Smyths Toys Superstore, Costa, ABB Ltd, Wed2B and Hitachi Power Tools (UK) Ltd.

### Description

The development will comprise two terraces of 5 units (split 3 and 2 respectively) adjacent to a new purpose built builders' merchants with access provided directly from Deltic Avenue.

Benefits include:

- Trade counter B1c, B2, B8 and sui generis planning consent
- Ability to combine units to suit a variety of size requirements
- Minimum 6m eaves height
- Ground level loading
- Double height glazed frontages
- Good onsite parking and loading facilities
- Established retail and trade counter location
- Built to shell specification with services

Consideration can also be given to a single unit of circa 24,000 sq ft with rear yard area and two storey offices to the front.

### Services

All mains services including water, drainage, gas and three phase power are believed will be connected to the property. Bidwells have not tested any of the available services and interested parties are advised to make their own enquiries as to their condition.

### Terms

The new units will be available leasehold by way of new full repairing and insuring leases on a pre-let basis, subject to planning.

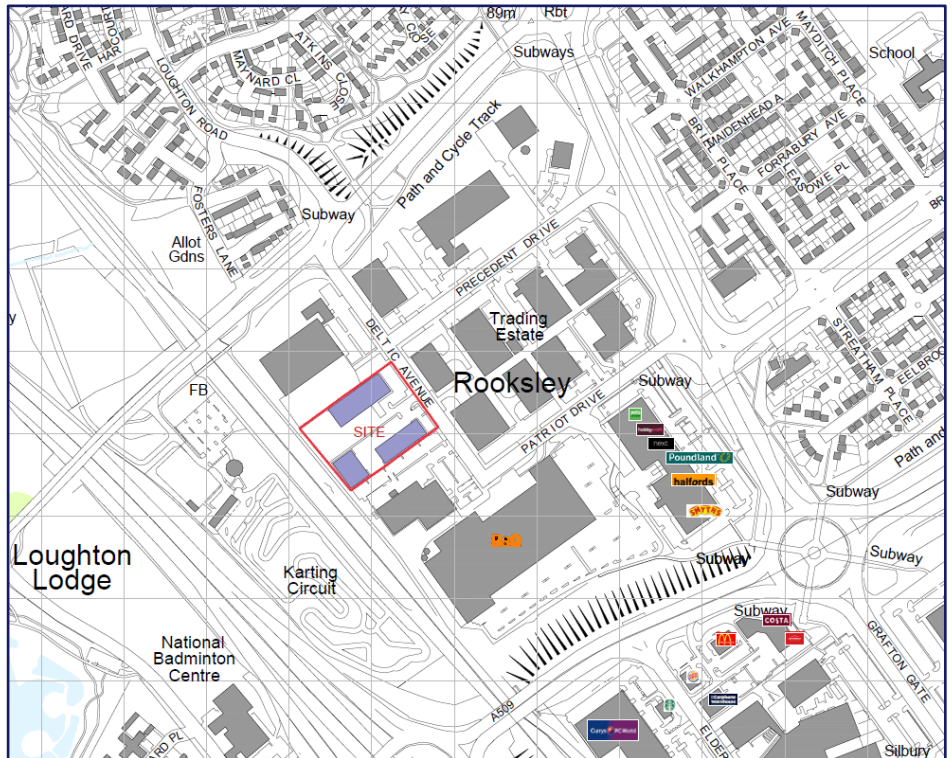
### Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

### Important Notice

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Bidwells LLP has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells LLP have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.

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### Accommodation

	sq ft	sq m
Unit B1	5,000	464.5
Unit B2	3,000	279.0
Unit B3	5,000	467.5
Unit C1	5,000	464.5
Unit C2	5,000	464.5
<b>Total</b>	<b>23,000</b>	<b>2,137.0</b>

### Additional Information

#### Rates

The units will be assessed for Business Rates once construction of the properties has been completed.

#### Value Added Tax

Prices outgoings and rentals are quoted exclusive of but may be liable to VAT.

#### EPC

The Energy Performance Certificate for these properties will be commissioned once construction of the properties has been completed.

#### Postcode

MK13 8LD.

#### Enquiries

Paul Davies  
01908 202 196  
[paul.davies@bidwells.co.uk](mailto:paul.davies@bidwells.co.uk)

#### Joint Agents

Alisdair James  
Colliers International  
0121 265 7511  
[alisdair.james@colliers.com](mailto:alisdair.james@colliers.com)