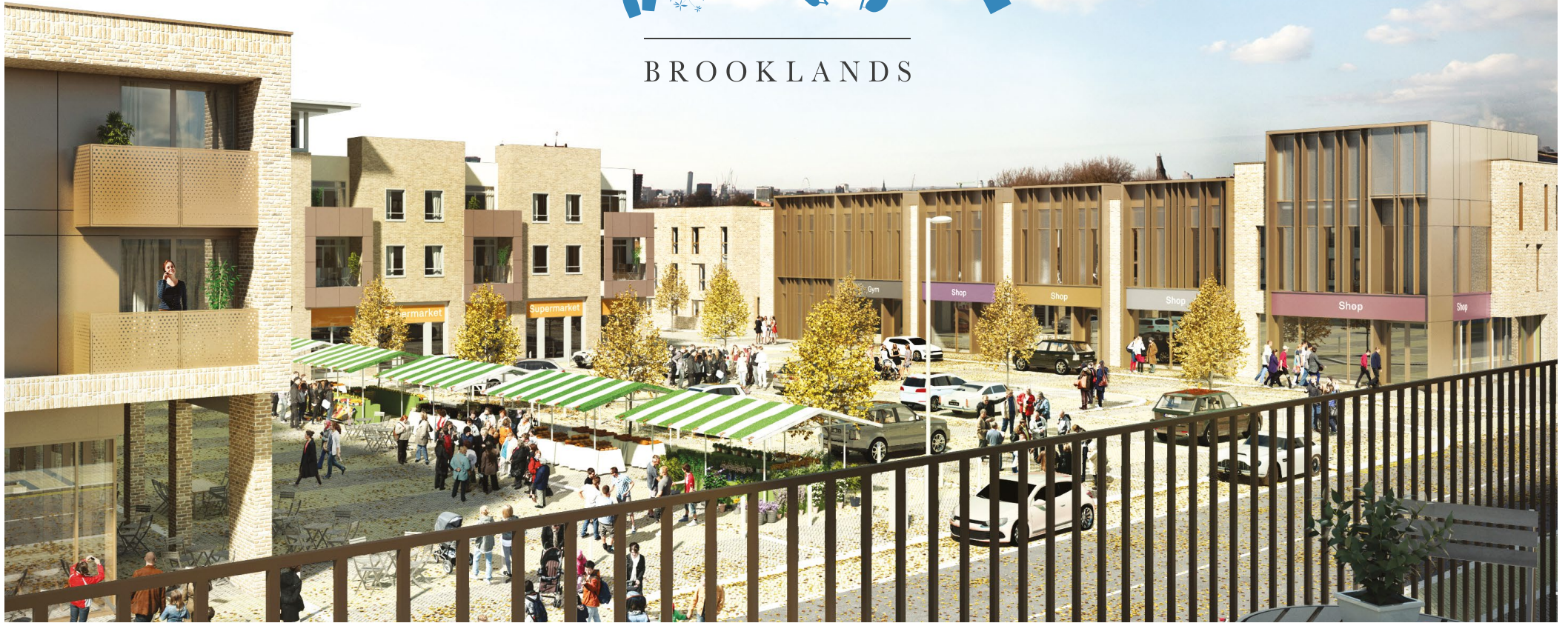




THE SQUARE

BROOKLANDS



Brand new retail development in Milton Keynes coming Summer 2018



## Retail units available to let

- Major new mixed-use development with 14 retail units available to let for a range of purposes
- Unit sizes from 544–1,973 sq ft (50.5–183m<sup>2</sup>)
- 4,000 new homes on your doorstep
- Prime location on main arterial routes
- New Sainsbury's supermarket pre-let
- New 9,000 sq ft gym pre-let



## Location

Situated in a growing area of Milton Keynes, just 1 mile from junction 14 of the M1 and 3 miles from the town centre, The Square at Brooklands is designed to be the focal point of a thriving new community. The Square is located on Fen Street, the main arterial route through Brooklands and a connecting road between the A5130 and Magna Park. Find out more about Brooklands [www.brooklandsmk.co.uk](http://www.brooklandsmk.co.uk)

For sat nav use postcode MK10 7HN





## What's on offer?

The Square at Brooklands comprises a total of 16 retail units and 122 residential dwellings. One unit has been pre-let to Sainsbury's and one pre-let to a gym operator. The Square has been designed in a clean and modern architectural style arranged in three main blocks around a public square, with the retail space available at ground floor level. Brooklands is forecast to reach a population of approximately 5,000 by 2020. The adjoining district of Broughton Gate has 1,500 dwellings and a population of around 3,000.

Local amenities include:

- Two primary schools
- Secondary school
- Children's nursery
- Medical centre
- Community centre
- Convenience store pre-let to Sainsbury's
- 9,000 sq ft gym facility pre-let



View towards retail units 4 & 5



View of surrounding apartments

## Availability

### Block A units

9-10	183.3 m <sup>2</sup>	1,973 sq ft
11*	152.5 m <sup>2</sup>	1,638 sq ft
12	102.1 m <sup>2</sup>	1,099 sq ft
13	55.5 m <sup>2</sup>	597 sq ft
14	74.1 m <sup>2</sup>	798 sq ft
15	50.5 m <sup>2</sup>	544 sq ft
	<b>617.91 m<sup>2</sup></b>	<b>6,649 sq ft</b>

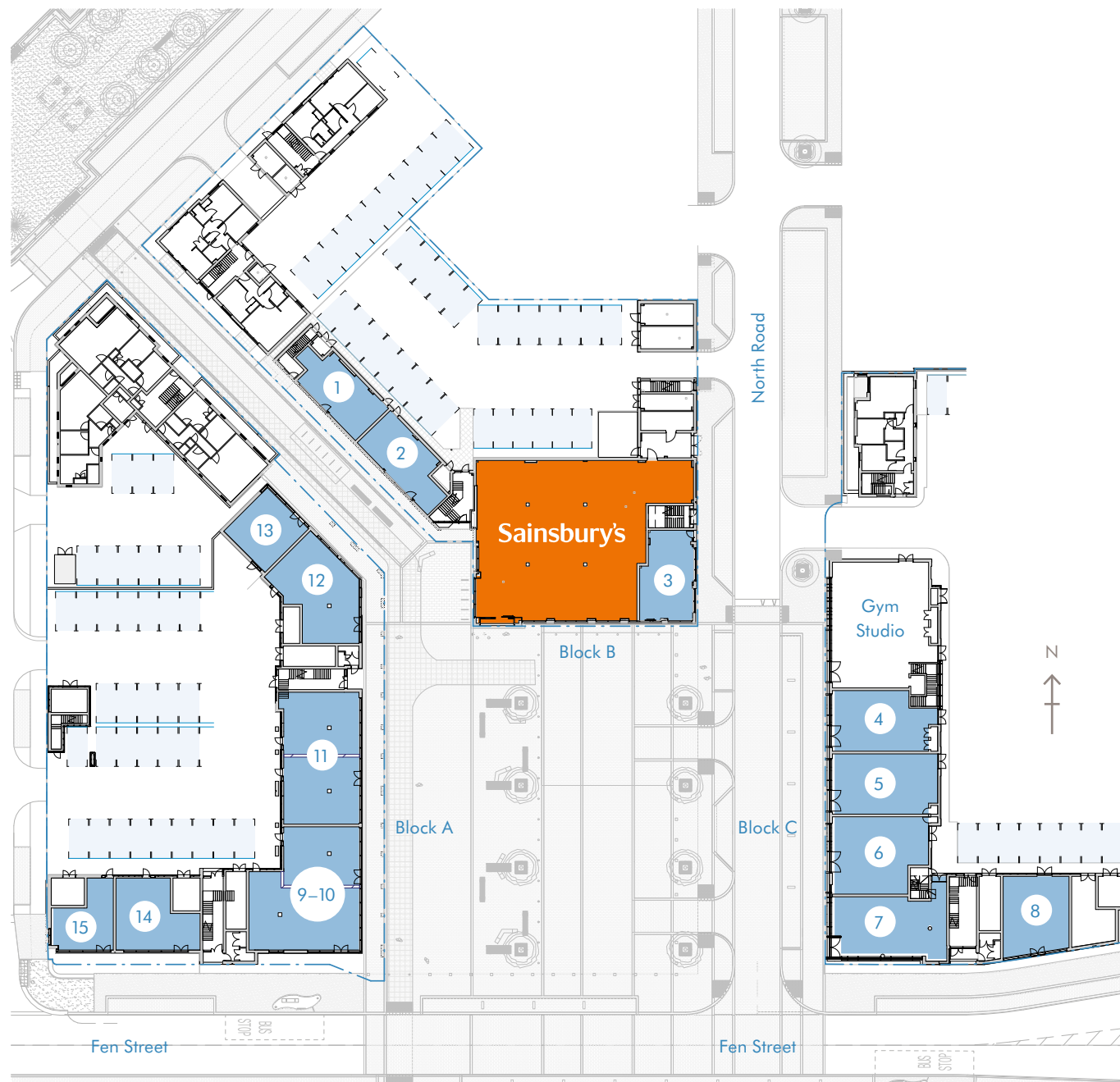
\*capable of subdivision

### Block B units

1	59.82 m <sup>2</sup>	644 sq ft
2	60.90 m <sup>2</sup>	656 sq ft
3	67.06 m <sup>2</sup>	722 sq ft
	<b>187.78 m<sup>2</sup></b>	<b>2,021 sq ft</b>

### Block C units

4	83.35 m <sup>2</sup>	897 sq ft
5	93.05 m <sup>2</sup>	1,001 sq ft
6	100.90 m <sup>2</sup>	1,086 sq ft
7	103.5 m <sup>2</sup>	1,114 sq ft
8	74.79 m <sup>2</sup>	805 sq ft
	<b>455.59 m<sup>2</sup></b>	<b>4,903 sq ft</b>





## Specification

14 retail units will be available from summer 2018 to a shell specification, with mains service connections ready for fitting-out to retailers' individual requirements. There are over 250 car parking spaces available within a one minute walk of The Square of which 92 spaces are dedicated for retail use on a shared basis.

The Square has planning consent for retail uses with Classes A1–A5 of the Town & Country Planning Use Classes Order. Several units have been fitted with ventilation risers to facilitate the preparation of hot food for restaurants, takeaway uses, or improved air-conditioning systems, including units 4, 5, 6, 7, 9–10.

Other commercial uses will be considered subject to planning consent and application.



View from Fen Street

### Misrepresentation Act

This brochure and the description and measurements therein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Unless otherwise stated all prices and rents quoted are exclusive of VAT. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction.



View of units 9-10 and 11





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