

**A1 Retail Unit
TO LET**

Unit 4, Exchange House

Central Milton Keynes MK9 2EA

PUNCH
PATRICK PUNCH & CO.
01908 311 517
4 MANOR FARM COURT, MILTON KEYNES, MK12 5NN
www.punch.org.uk



Fully fitted Hairdressers Unit

Ground Floor 1,095 sq ft

Basement 672 sq ft

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- **Location:** the property is located at the heart of Milton Keynes city centre on the ground floor mall of CBX2, situated between the Centre:MK shopping centre (www.the-centremk.com), the Hub restaurant quarter (www.the-hub-miltonkeynes.com) and the central business district.
- **Accommodation:** the property benefits from an existing hairdresser fit out, making it ideal for immediate re-use as a hairdressers. The fit out is very high quality, with numerous hairdressing stations and facilities in place. The unit could also be used for retail, given it's position on the ground floor of the CBX2, in an established retail area. The approximate floor areas are listed below:

Floor Area	SQ FT	SQ M
Ground Floor	1,095	102
Basement	672	62
TOTAL	1,767	164

- **TERMS:** the property is available to let on a new lease basis for a length of lease to be agreed. The asking rent is £25,000 pax.
- **Rates:** all interested parties should contact Milton Keynes Council with regards the business rates liability for the property.
- **Legal Costs:** each party to bear their own legal costs incurred in this transaction.
- **Viewings:** further information and viewings strictly by appointment only via the sole letting Patrick Punch & Co.

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