

INDUSTRIAL/
WAREHOUSE
UNITS TO LET

FULLY
FITTED
UNITS
AVAILABLE

Chancerygate 



3,290 - 3,443 sq ft
(306-320 sq m)

**Chancerygate
Business Centre**

Goulds Close
Bletchley
Milton Keynes
MK1 1EQ

chancerygateMiltonKeynes

Location

The development is situated just off Watling Street in north Bletchley, adjacent to the A5. This location provides easy access to Milton Keynes Town Centre (4 miles) and the M1, Junction 14 (5.5 miles). The location is well established for out of town trade occupiers. The estate is located close to ASDA, B&Q, IKEA and the MK Dons football stadium.

Travel Distances

Bletchley Railway Station 0.9 miles
 Milton Keynes Railway Station 4.5 miles
 Luton Airport 20 miles

Amenities

- 30kN per sq m floor loading
- 3 phase electricity
- Fitted toilets and offices (unit 29)
- Minimum clear internal heights of 6.1m to 6.5m
- 4m electrically operated loading doors
- First floor level for office or storage use

Indicative EPC

EPC B (varied 32-40)



Accommodation

All areas are approximate on a GEA basis.



Unit	Ground (sq ft)	First (sq ft)	Total (sq ft)
25	2,624	819	3,443
29	2,540	750	3,290



Terms

The units are available on a leasehold basis.

Important: These brief particulars have been prepared as agent for our clients and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given. March 2017.

A development by:
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Viewing strictly by appointment through the joint agents:

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CBC MILTON KEYNES PRICES
N.B ALL PRICES ARE SUBJECT TO CONTRACT AND VAT

Scheme	Unit	Ground Floor GEA	First Floor GEA	Total GEA	Car Parking Spaces	Annual Rent	Status
CBC MILTON KEYNES, Denbigh Road, Denbigh West, Milton Keynes 041.43.12 Rev C	7	2,468	0	2,468	3	Trade Rental	LET
	8	2,385	0	2,385	3	£29,813	AVAILABLE
	9	2,958	0	2,958	4	Trade Rental	LET
	10	2,979	0	2,979	4	Trade Rental	LET
	11	3,930	0	3,930	5	Trade Rental	LET
	12	3,837	0	3,837	5	Trade Rental	LET
	14	3,932	0	3,932	5	Trade Rental	LET
	15	2,133	0	2,133	3	Trade Rental	LET
	16	2,073	0	2,073	3	Trade Rental	LET
	17	2,073	0	2,073	3	Trade Rental	LET
	18	2,473	0	2,473	3	Trade Rental	LET
	19	2,555	0	2,555	3	Trade Rental	LET
	20	3,284	1,069	4,353	6	LET	LET
	21	3,421	1,126	4,547	6	LET	LET
	22	3,423	1,125	4,548	6	LET	LET
	23	3,302	1,076	4,378	6	LET	LET
	24	2,741	842	3,583	5	LET	LET
	25	2,624	819	3,443	5	£24,102	AVAILABLE
	26	2,622	820	3,442	4	LET	LET
	27	2,717	840	3,557	5	LET	LET
	28	2,618	820	3,438	4	LET	LET
	29	2,540	750	3,290	4	£23,030	AVAILABLE MAY 17
	30	2,540	750	3,290	4	LET	LET
	31	1,994	579	2,573	3	LET	LET
	32	1,997	579	2,576	3	LET	LET
	33	1,967	579	2,546	3	LET	LET

March 2017

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