

TO LET New Retail, D1, & Office Units



From 1,959 sq ft (182 sq m) to 4,498 sq ft (418 sq m)

809-811 Silbury Boulevard, Milton Keynes MK9 3EY



-  Located in the centre of Milton Keynes within walking distance of the shopping centre and local amenities
-  The A5 and Junctions 13 & 14 of the M1 within a short drive
-  Milton Keynes Railway Station 1.3 miles
-  2 commercial units with planning consent for A1/A2, D1 Medical or B1a office available.
-  On street parking.
-  Rent; Available upon application



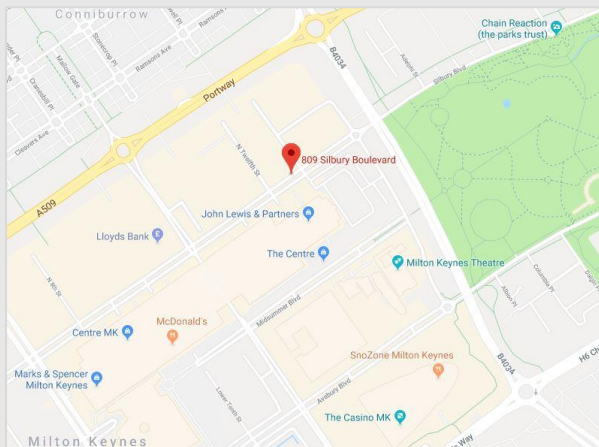
Location

- Located in a prominent position on Silbury Boulevard opposite John Lewis and the new multi storey carpark.
- 139 new build apartments above.
- Excellent access to the M1 motorway, A5 dual carriageway and A421 trunk road.



Description

- Two new multi-use units are available that can be combined to make one larger unit according to tenants requirements
- The units have a range of use classes from A1/A2, B1a and D1 non-residential institution. Thus, making them suitable for a wide range of occupiers



Misrepresentations Act:

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Specification

- Available as shell specification to await tenant's fitout
- Customer parking to the front
- The units are available separately or combined.
- Full height display windows to the front elevations.



Floor Area (Net Internal Area - NIA)

The property has been measured in accordance with the RICS Code of Measuring Practice 6th Edition.

Unit 1 Offices:	182 sq m	(1,959 sq ft)
Unit 2 Retail:	236 sq m	(2,539 sq ft)

Total: 418sq m (4,498 sq ft)

Areas quoted are approximate and should not be held as 100% accurate.



Terms

- The units are available with new FRI lease on terms to be agreed.
- Leasehold: Rent upon application.
- Service charge: Applicable.
- VAT: Applicable at the appropriate rate.



Business Rates

- Interested parties are advised to make their own enquiries.



Viewing

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