

# STACEY BUSHES

## INDUSTRIAL ESTATE

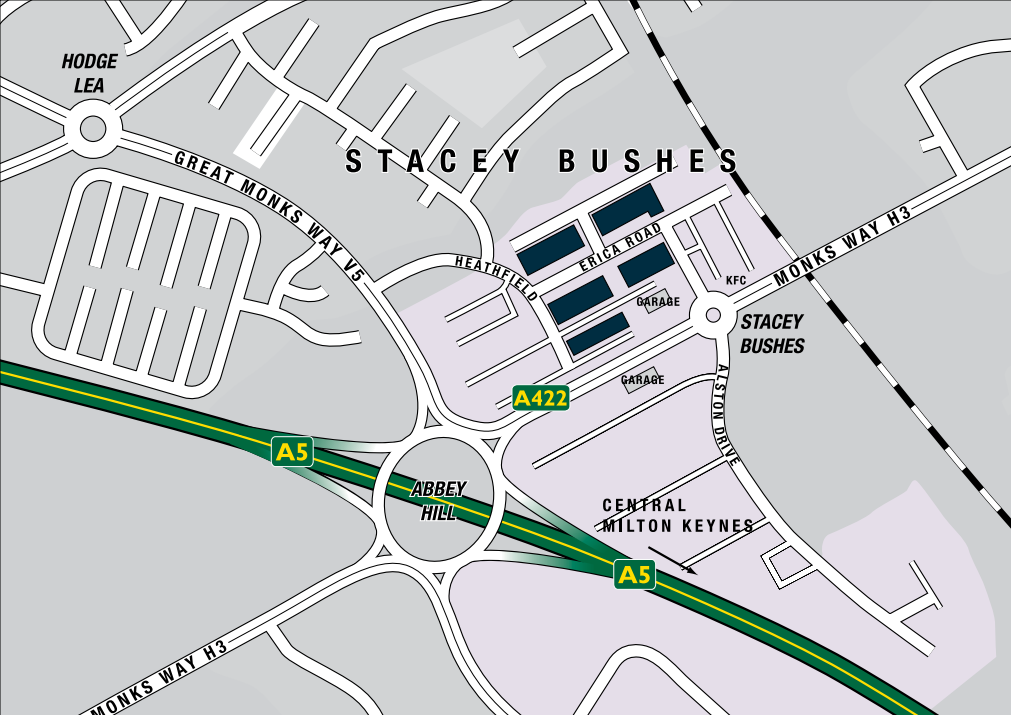
MILTON KEYNES • MK12 6HR

[www.stacey-bushes.co.uk](http://www.stacey-bushes.co.uk)



**HIGH QUALITY BUSINESS UNITS TO LET FROM 3,750 - 15,000 sq ft**

- Immediate access to A5
- 5 minutes to M1 (J14)
- First floor offices
- Full height loading doors



## FULLY REFURBISHED BUSINESS UNITS ADJACENT TO THE A5

### LOCATION

- Close to Central Milton Keynes
- Immediate access to A5
- Junction 14 of the M1 within 5 minutes drive
- Occupiers & amenities in the area include Avanti Tiles & Bathrooms, Central Tyres, KFC, Lexus, and two petrol filling stations



### DESCRIPTION

The Estate comprises five terraces of warehouse / industrial units ranging from approx 3,750 sq ft - 15,000 sq ft.

A comprehensive refurbishment programme has been carried out on the Estate.

### SPECIFICATION

The units comprise the following:

- Steel portal frame construction with 2 storey office/ancillary accommodation
- Full height ground level loading doors
- Minimal internal clear eaves height of 5.6 m
- Generous on-site car parking
- Shared loading facilities to the rear of the units

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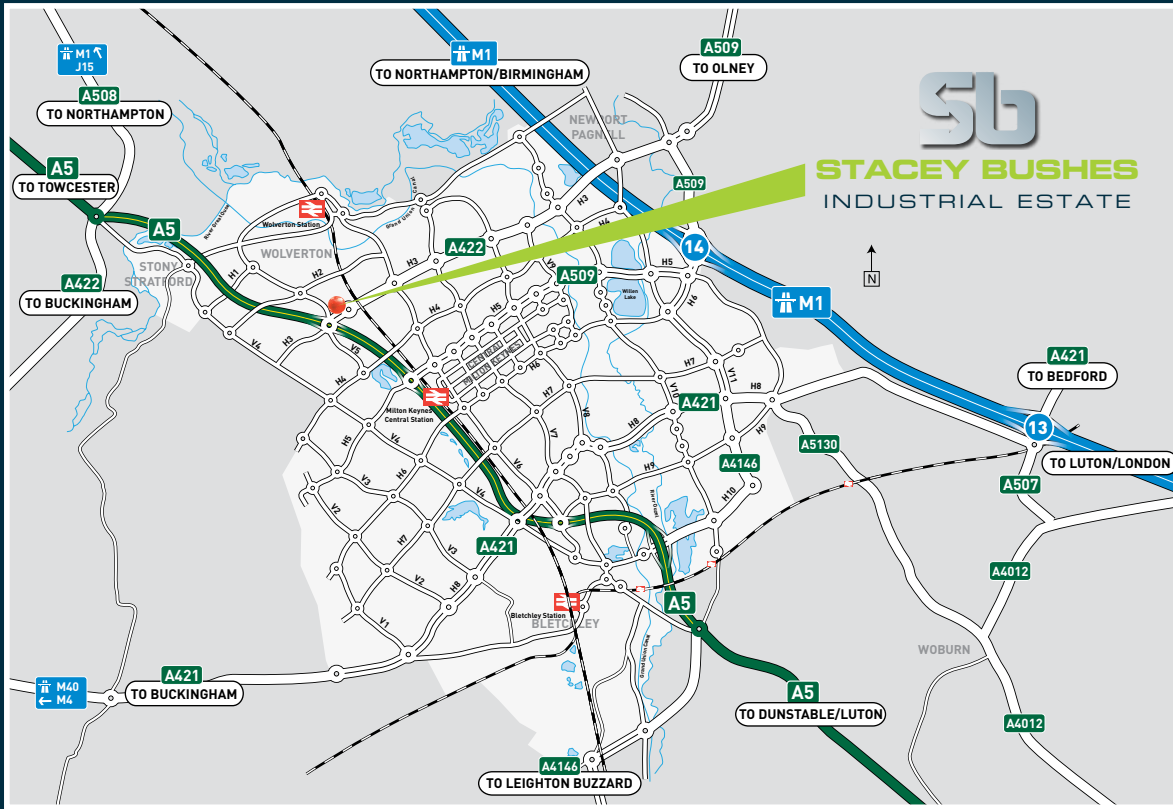
Refurbished units benefit from the following:

- New cladding to the roofs and external elevations
- Relined gutters and rain water goods including ancillary overflows
- Resealed glazing to the roof
- Internal redecoration throughout
- Lighting to the warehouse accommodation
- New carpets, heating, lighting and suspended ceilings to office accommodation
- Upgraded wc and kitchenette facilities
- Overhauled ground level loading doors
- New pedestrian entrance canopies



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## TERMS

Units are available by way of new full repairing and insuring leases, on terms to be agreed.

## VIEWING

For further information or to arrange a viewing, please call:



Immediate access to A5



Close to Central Milton Keynes



5 mins to M1 (J14)

Graham Young



**01908 224760**

[louchshacklock.com](http://louchshacklock.com)

[graham@louchshacklock.com](mailto:graham@louchshacklock.com)

Paul Davies

**BIDWELLS**

**01908 202190**

[bidwells.co.uk](http://bidwells.co.uk)

[paul.davies@bidwells.co.uk](mailto:paul.davies@bidwells.co.uk)

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