THE ALMERE

CENTRAL MILTON KEYNES

COMMERICAL UNIT TO LET

2,500 SQ FT (235 SQ M) **COMMERICAL UNIT** AVAILABLE

WITH A VARIETY OF PLANNING USES SUITABLE FOR A RANGE OF CONVENIENCE/LIFESTYLE RETAILERS

SAT NAV REF: **MK9 2JH**
ADDRESS: **Avebury Blvd, Milton Keynes MK9 2JH**
GOOGLE MAPS: **CLICK HERE**

WELL CONNECTED

LOCATION

Milton Keynes is at the centre of the 'Oxford - Cambridge Arc' and is well-placed to benefit from resulting future business growth with its continued success being declared a 'national priority' by the National Infrastructure Commission.

As the centre point between London, Birmingham, Oxford and Cambridge, this extraordinary connectivity affords direct access to a population of 18 million within a 1 hour drive time.

The town benefits from excellent road connections being adjacent to the M1 (Junction 14) which links to the M25 (Junction 21/21A) to the south and in turn the national motorway network. The A5 dual carriageway runs north-west to south-east through Milton Keynes enabling direct access to key towns in the surrounding area.

SITUATION

The Almere is located fronting Avebury Boulevard, one of the key routes that forms the main grid road system in the town centre.

Avebury Boulevard runs south-west to north east and connects the central railway station to Campbell Park.

The site occupies a central position in the town centre, immediately adjacent to The Hub which provides a wide array of shops, cafes and department stores, making it a perfect place to live, work and play.

RAIL

London Euston	34 mins
Birmingham New Street	53 mins
Manchester Piccadilly	98 mins

Source: National Rail Enquiries

ROAD

M1 Junction 14	5 mins
M25 Junction 21	35 mins
Central London	50 mins
Central Birmingham	70 mins
Oxford	60 mins

Source: Google Maps

PRIME POSITION

A5

MILTON KEYNES CENTRAL

MK:U

JURYS INN

MIDSUMMER BLVD

Sainsbury's

moxy HOTELS

AVEBURY BLVD

MIDSUMMER PLACE

H6 CHILDS WAY

DESCRIPTION

The Almere is the latest in high quality residential living in central Milton Keynes with green roof terraces and circa 10,000 sq ft of resident amenity space.

The ground floor commercial unit fronts Avebury Boulevard overlooking the newly constructed public garden space and gateway entrance to the scheme.

The unit also sits adjacent to The Hub with a range of commercial office and leisure occupiers and opposite Sainsburys and other commercial operators.

The unit will be offered on a serviced basis to shell/core, subject to the shop front being completed.

Servicing for commercial vehicles will be via the lower ground floor.

ACCOMMODATION (NIA)

GROUND FLOOR	**2,500 sq ft**	**(235 m²)**

PLANNING

Outline planning permission was granted **18/02822/OUT** on 31st July 2019 for a development of 294 residential apartments with ground floor retail/commercial space suitable for a range of uses including Class E (A1-A3), or A4-A5 (Sui Generis), subject to reserved matters planning.

TERMS

The property is available to let by way of a new effectively full repairing and insuring lease for a term to be agreed.

RENT

Rent upon application.

SERVICE CHARGE

A service charge is payable in respect of the maintenance and repair of the common parts of the building.

BUSINESS RATES

Rates to be assessed.

VAT

All figures are quoted exclusive of VAT.

2,500 SQ FT

CLICK HERE TO **DOWNLOAD FLOOR PLAN**

A COMMUNITY OF THE FUTURE

// The Almere, Avebury Blvd, Saxon Gate, Milton Keynes MK9 2JH

THE ALMERE

brayfoxsmith.com

01908 061 260

IAN LEATHER
07860 612 242
ianleather@brayfoxsmith.com

JOSS BURROWS
07342 341 727
jossburrows@brayfoxsmith.com

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