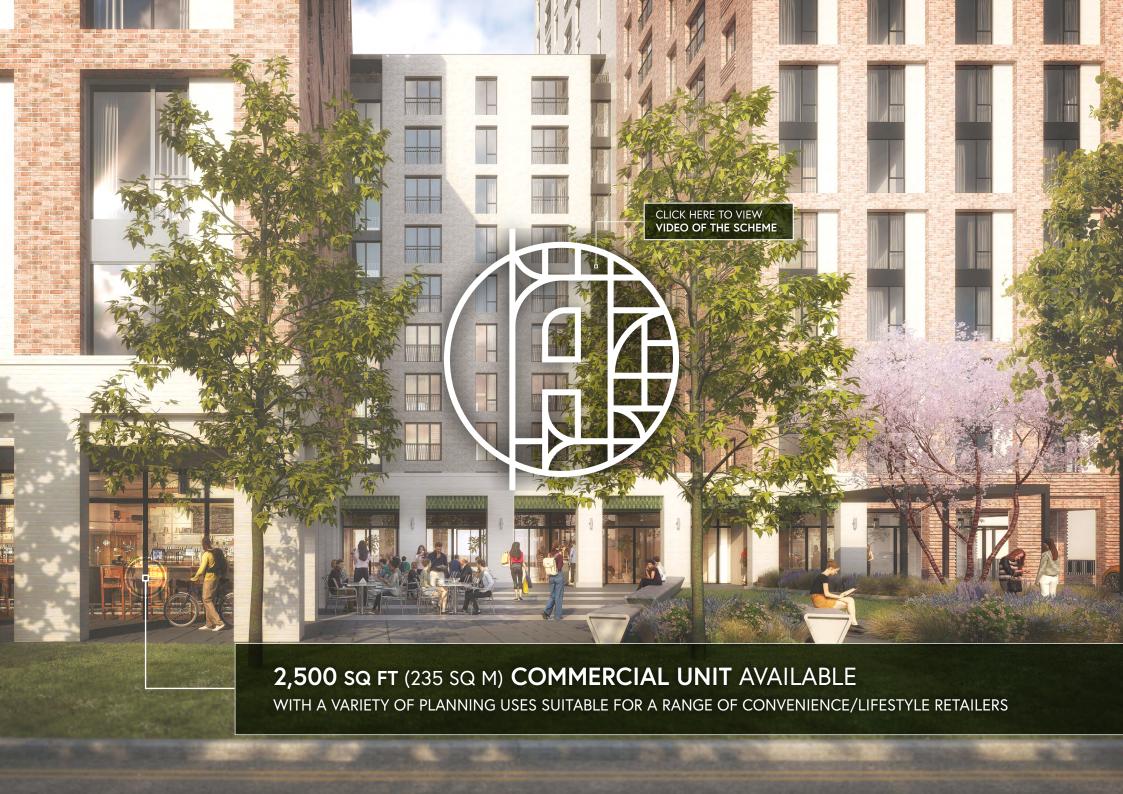
# THE ALMERE

CENTRAL MILTON KEYNES

COMMERCIAL UNIT TO LET



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.

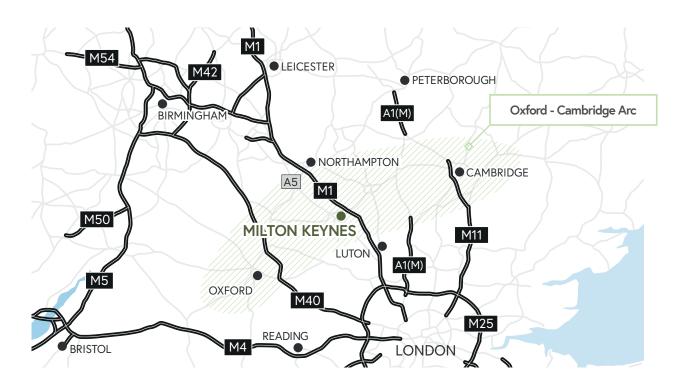
The town benefits from excellent road connections being adjacent to the M1 (Junction 14) which links to the M25 (Junction 21/21A) to the south and in turn the national motorway network. The A5 dual carriageway runs northwest to south-east through Milton Keynes enabling direct access to key towns in the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



### **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 development includes 294 residential apartments with a ground floor retail/commercial space suitable for a range of uses including class E and Sui Generis.

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 Sainsbury's and other commercial operators.

The unit is offered in a shell/core condition, subject to completion of the shop front, with capped services including gas, water and electricity.

Servicing for commercial vehicles is via the lower ground floor of The Almere complex.

### **ACCOMMODATION (NIA)**

GROUND FLOOR 2,500 sq ft (235 m²)

### **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.





## THE ALMERE

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