



GOULDS CLOSE, BLETCHLEY, MILTON KEYNES MK1 1EQ



To Let

2,184 - 6,793 sq ft

TRADE UNITS / INDUSTRIAL / WAREHOUSE

# The Site

A busy established trade counter - light industrial scheme.

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Situated just off Watling Street in north Bletchley, adjacent to the A5.

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Easy access to Milton Keynes town centre (4 miles) and the M1, Junction 14 (5.5 miles).

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The location is well established for out of town trade occupiers.

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The estate is located close to ASDA, MK1 Shopping Park, IKEA and the MK Dons football stadium.

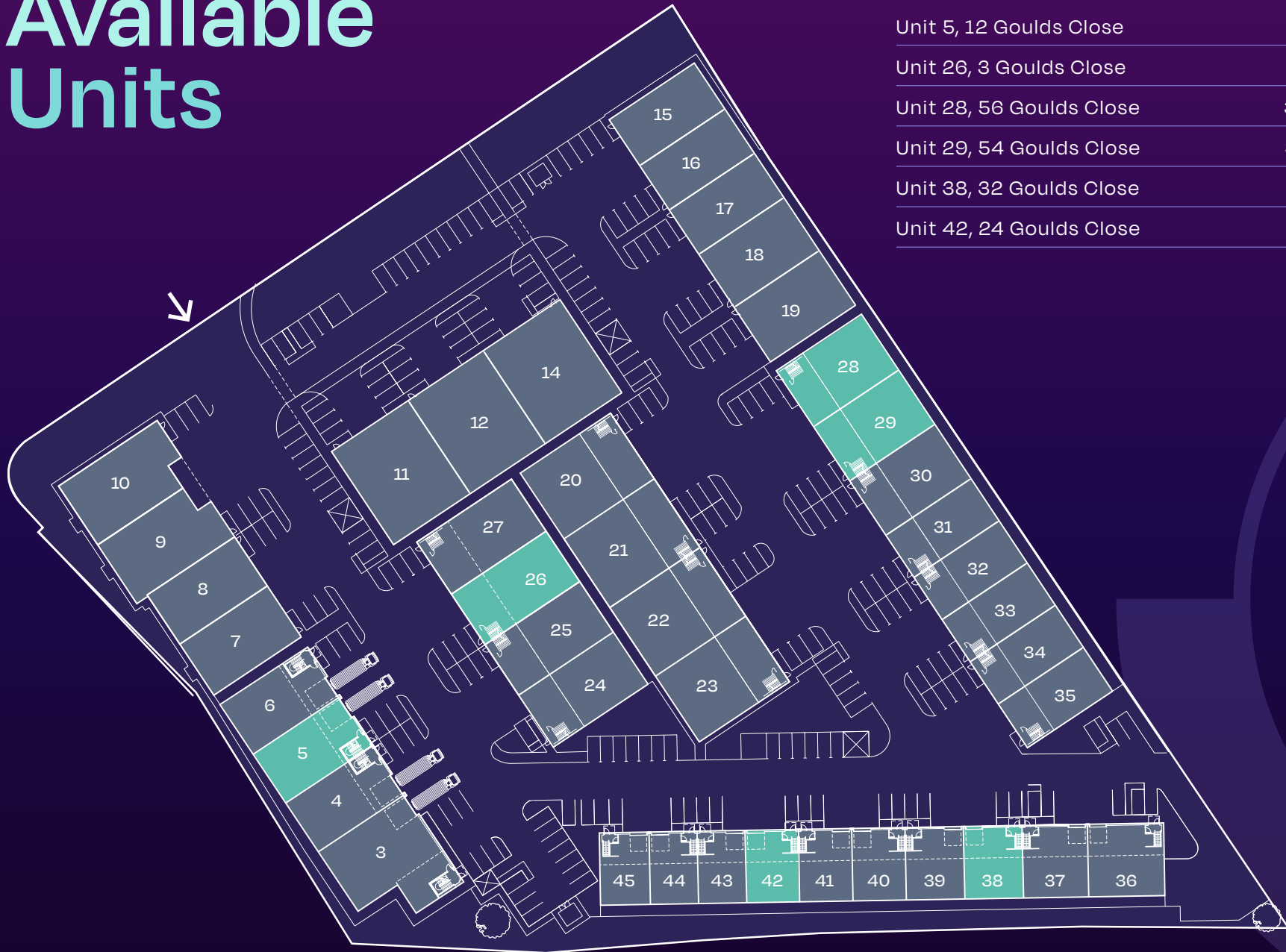
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Nearby occupiers include: Screwfix, Crown Decorating Centre, Grant & Stone, James Hargreaves, Travis Perkins and Selco.

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# Available Units



	Sq Ft	Sq M
Unit 5, 12 Goulds Close	3,133	291
Unit 26, 3 Goulds Close	3,481	323
Unit 28, 56 Goulds Close	3,445	320
Unit 29, 54 Goulds Close	3,348	311
Unit 38, 32 Goulds Close	2,378	221
Unit 42, 24 Goulds Close	2,184	203



6.5m clear internal height



37.5kN sq m floor loading



Ability to combine units



External yard lighting



Fitted first floor offices to selected units



Three phase electrical supply



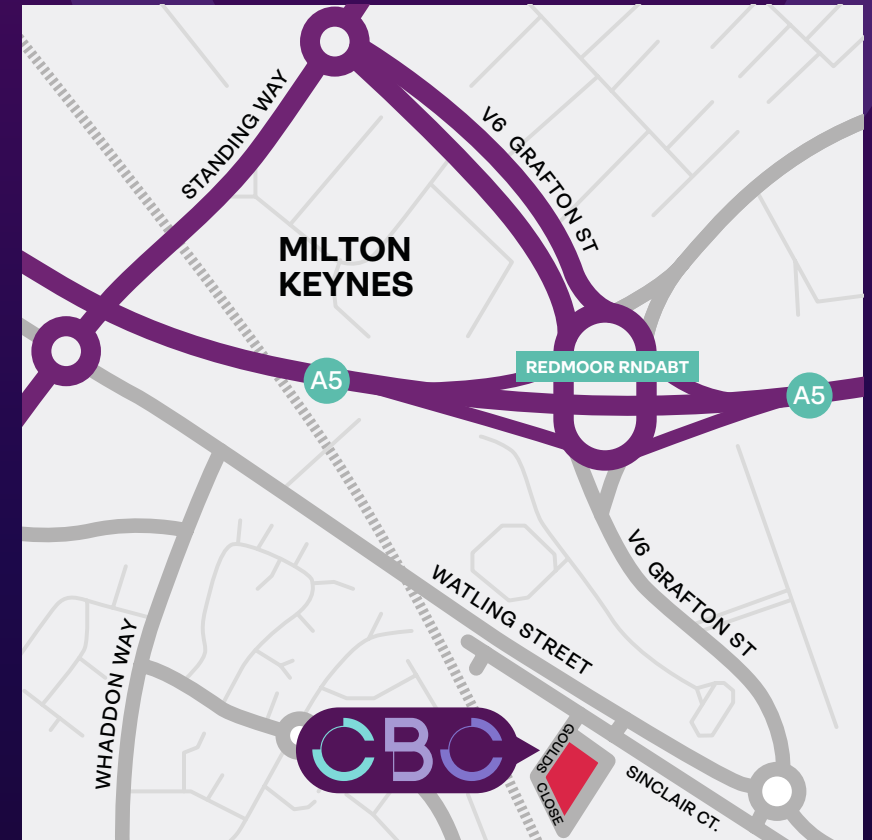
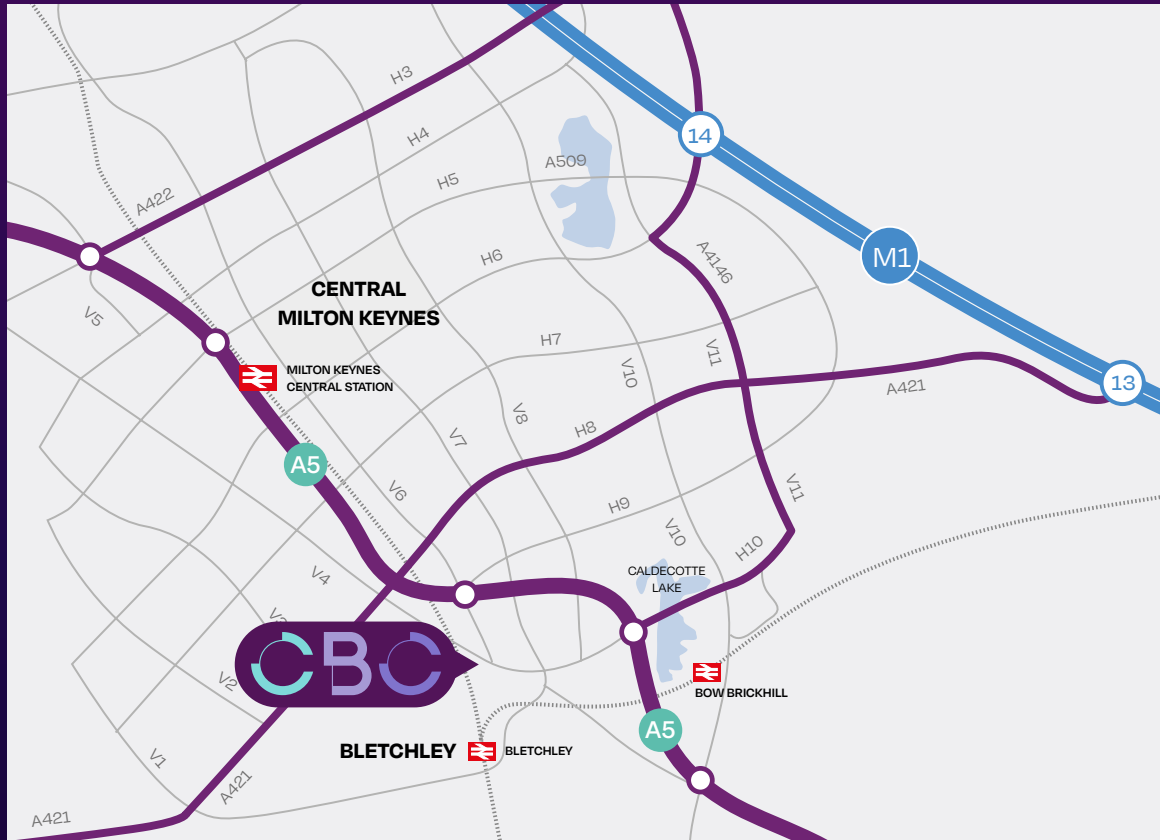
Toilets to selected units



Kitchenette to selected units

# Location

Goulds Close, Bletchley, Milton Keynes MK1 1EQ



ROADS	MILES	TIME
A5	0.5	2 mins
A421	0.6	2 mins
M1 J14	6.2	13 mins
M1 J13	7.2	15 mins
M25 J21A	30	40 mins

LOCATIONS	MILES	TIME
MILTON KEYNES	3	8 mins
LUTON	19	34 mins
OXFORD	44	1hr 6 mins
LONDON	51	1hr 40 mins
BIRMINGHAM	73	1hr 23 mins

TRANSPORT	MILES	TIME
BLETCHLEY STATION	2.4	8 mins
MK CENTRAL STATION	3.3	10 mins
LONDON LUTON	22	33 mins
LONDON HEATHROW	52	1hr 8 mins
BIRMINGHAM	66	1hr 13 mins

## Planning use

B2 and B8 (industrial and warehouse) uses.

## Terms

Available on a leasehold basis.

## Swift Leases

Units can be offered to let on the following terms:-

- 3 year agreement
- Initial enquiry to handover of keys within one week
- Option to complete online
- No legal fees required

## Further information

Please contact the joint agents:



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