## New lease - Prominent corner unit - 8 car parking spaces - 4,174 sq ft Available from December 2022 69-71 Queensway, Bletchley,



**LOCATION:** 

The property is located in prime position within Bletchley, on the junction of Queensway and Oxford Street. Other nearby occupiers include Wilko, Home Bargains, Greggs, Specsavers and Costa Coffee.

> Bletchley is a suburb of Milton Keynes and is set to benefit from the reopening of Bletchley station in 2024, as part of the East/West rail development restoring the old

'Varsity Line' between Oxford & Cambridge.

**TERMS/TIMING:** New lease direct with the landlord for a term to be agreed.

RENT **£45,000** per annum exclusive.

**ACCOMMODATION:** The unit is arranged over ground floor and first floors comprising the following

approximate net internal floor areas:

| STANNILAND   |  | Email:         | jstirlingaird@blackstanniland.com           |
|--------------|--|----------------|---|
| BLACK        |  | Mob:           | 0780 307 6502                               |
|              |  | Tel:           | 0207 526 2010                               |
|              |  | Contact:       | Jamie Stirling-Aird                         |
| RATES:       | Rateable Value £18,000 Rates Payable £8,982                                |                |   |
| EPC:         | An EPC has been commissioned and will be available on request.             |                |   |
| LEGAL COSTS: | Each party is to be responsible for their own legal costs.                 |                |   |
| USE:         | The property benefits from Class E (commercial, business and service) use. |                |   |
|              | Car Parking:   | There are up t | o 8 spaces available in the rear yard area. |
|              | First Floor:   | 1,933 sq ft    | (179.58 sq m)                               |
|              | Ground Floor:  | 2,241 sq ft    | (208.19 sq m)                               |

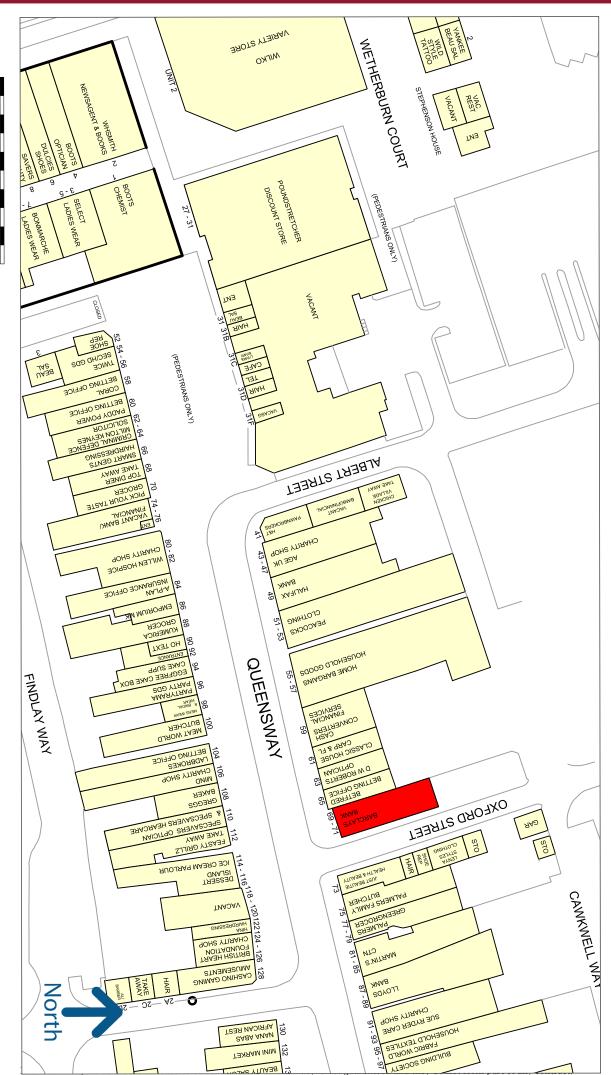
Web: IMPORTANT NOTICE: These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.

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Map data



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Bletchley

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