

**New lease - Prominent corner unit - 8 car parking spaces - 4,174 sq ft**

**Available from December 2022**

# **69-71 Queensway, Bletchley, Milton Keynes, MK2 2DR**



**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:

**Ground Floor:** 2,241 sq ft (208.19 sq m)

**First Floor:** 1,933 sq ft (179.58 sq m)

**Car Parking:** There are up to 8 spaces available in the rear yard area.

**USE:**

The property benefits from Class E (commercial, business and service) use.

**LEGAL COSTS:**

Each party is to be responsible for their own legal costs.

**EPC:**

An EPC has been commissioned and will be available on request.

**RATES:**

Rateable Value £18,000 Rates Payable £8,982

**BLACK  
STANNILAND**

**Contact:** Jamie Stirling-Aird  
**Tel:** 0207 526 2010  
**Mob:** 0780 307 6502  
**Email:** [jstirlingaird@blackstanniland.com](mailto:jstirlingaird@blackstanniland.com)  
**Web:** [www.blackstanniland.com](http://www.blackstanniland.com)

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

