

# TO LET

**3,169 Sq Ft** (294.4 Sq M)

- Prominent retail location
- Suitable for a variety of users, historically as motor trade.
- Strong neighbouring occupiers to include Iceland and Lidl.
- Benefits from refurbishment



**13 Dukes Drive**

**Bletchley, Milton Keynes, MK2 2QG**





## LOCATION

- 13 Dukes Drive is located in central Bletchley, Milton Keynes and forms part of wider.
- It forms part of a larger retail scheme including other strong neighbouring occupiers including Lidl, Dominoes Pizza, Iceland and Pets & Friends.
- Within a short walking distance to Bletchley Station, providing rail access into convenient access into other major hubs.
- Access to A5 within 1.2 miles providing wider connection across Milton Keynes

/// what3words

///trash.cups.rabble

Google Maps

Click here



## DESCRIPTION

- 13 Dukes Drive is located end of terrace of a sort after retail scheme, including Lidl, Iceland, Dominoes and Pets & Friends.
- Benefits from refurbishment along with ramps and brake pit currently in situ.
- The premises was historically used by a motor trade user however could accommodate a variety of users.
- Multiple bi-fold constantina glazed doors to the front of the premise.

## TERMS

Available by way of a new FRI/IRI lease for a term to be agreed at a rent of £47,750 per annum exclusive. VAT is payable.

## ACCOMMODATION (Gross Internal Area\*)

Total	294.4 SQ M	3,169 SQ FT
-------	------------	-------------

\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

**Business Rates:** The rateable value is £37,000. For the rates payable please contact us or [www.voa.gov.uk](http://www.voa.gov.uk)

**Service Charge:** Available upon request

## CONTACT:

**PAUL QUY**  
07917 268653 [paul.quy@kirkbydiamond.co.uk](mailto:paul.quy@kirkbydiamond.co.uk)

**TATE JAMES**  
07810 746 885 [tate.james@kirkbydiamond.co.uk](mailto:tate.james@kirkbydiamond.co.uk)

Kirkby Diamond LLP for themselves and for the vendors, whose agents they are, give notice that these particulars are set out as a general guide only and do not constitute any part of any offer or contract. All descriptions, dimensions, reference to condition and the necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but interested parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Kirkby Diamond LLP has any authority to make or give representation or warranty whatever in relation to this property. Kirkby Diamond LLP (Registration No OC420194) is authorised and regulated by the Royal Institution of Chartered Surveyors. Kirkby Diamond is a trading name of Kirkby Diamond LLP