



HEATHFIELD | STACEY BUSHES | MILTON KEYNES | MK12 6HP

ONLY 3 UNITS  
REMAINING



## NEW INDUSTRIAL/ WAREHOUSE UNITS TO LET

2,688 – 5,418 SQ FT (250 – 503 M<sup>2</sup>)

- MILTON KEYNES' LATEST NEW BUILD SMALL UNIT SCHEME
- LOCATED ADJACENT TO THE A5
- GROUND FLOOR OFFICE / RECEPTIONS

[heathfieldgatewaymk.co.uk](http://heathfieldgatewaymk.co.uk)







## LOCATION

Heathfield Gatewayway is located approximately 1.5 miles to the north west of Milton Keynes town centre. The Estate is situated beside the A422 Monks Way (H3) approximately 300 yards to the north of Abbey Hill roundabout which provides access to the A5 dual carriageway.

Milton Keynes benefits from excellent road links with Junction 14 of the M1 Motorway approximately 5 miles to the east. An alternative route to the M1 Motorway is via the A5 and A508 to junction 15 at Northampton, approximately 10 miles to the north west.

The Estate is accessed via Erica Road and Heathfield which connect to A422 Monks Way and Great Monks Way (V5) respectively.

## SPECIFICATION

- Surface level loading via electric door
- 5m maximum eaves height
- Single storey office with air-conditioning
- Ability to combine units (subject to availability)
- WC facility

## ACCOMMODATION

UNIT 1	2,722 sq ft	(253 sq m)
UNIT 2	2,696 sq ft	(250 sq m)
UNIT 3	2,688 sq ft	(250 sq m)
UNIT 4	LET	
UNIT 5	LET	
UNIT 6	LET	

## TERMS

The units are available to rent on new full repairing and insuring leases with rental quoting terms available on application.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.



## HEATHFIELD GATEWAY

### VAT

All figures quoted are exclusive of VAT.

### FURTHER INFORMATION

Please contact the joint sole agents.

GRAHAM YOUNG



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This brochure and description and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Unless otherwise stated, all rents quoted are exclusive of VAT. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of a transaction. 02/23

UNIT	AREA (SQ FT)	AREA (SQ M)	QUOTING RENT (£/PSF)	QUOTING RENT (£/PAX)	EPC RATING	STATUS
1	2,722	253	£16.00	£43,552	A 24	UNDER OFFER
2	2,696	250	£16.00	£43,136	A 24	UNDER OFFER
3	2,688	250	£16.00	£43,008	A 25	AVAILABLE

Units may be available in combination subject to availability. Prospective occupiers are advised to check the rates payable by contacting the Local Rating Authority, Milton Keynes Council on 01908 691 691. All rentals will be exclusive of VAT.

**Enquiries**

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# HEATHFIELD GATEWAY, HEATHFIELD STACEY BUSHES, MILTON KEYNES TO LET