

KINGSTON CENTRE MILTON KEYNES MK10 0BA

A3/A1 Retail Unit To Let



Unit 2A Kingston Centre

New build unit Located Between Caffè Nero and Giraffe close to Marks & Spencer, Next, Boots etc.

Kingston Centre is the dominant retail park in Milton Keynes with 14.2 million customer visits annually.



Unit 2A 1,650 sf

To Let on new 15 year FRI lease

Rental £37.50 psf

Rent free 3 months

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PUNCH
 PATRICK PUNCH & CO.
 01908 311 517
 4 MANOR FARM COURT, MILTON KEYNES, MK12 5NN
www.punch.org.uk

British Land THE KINGSTON CENTRE, MILTON KEYNES, MK10 0BA



Contact:

Patrick Punch & Co

t: 01908 311517

e: info@punch.org.uk

Joint Venture Partner
TESCO

Gross Internal Area | Planning | Parking
 275,000 sq ft | Open A1 | 1,214

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 James Honeyman
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- **Location:** The Kingston Centre is a modern shopping centre situated east of Central Milton Keynes, boasting an **annual footfall figure of 14.2 million in 2014**. The centre is positioned in close proximity to the A421 main road, just off junctions 13 & 14 of the M1. The centre is anchored by a 185,000 sq ft Tesco Extra store with 200,000 people living within 10km of the centre. The Tesco Extra unit is supported by an external mall of retail units of various sizes including Marks & Spencer, Mamas & Papas, Next, Boots, Clarks and Costa. Immediately adjacent retailers include Frankie & Benny's, Nandos, Chiquito, Prezzo, Giraffe and Caffè Nero and the new library is close by. There is free parking for 1,214 cars.
- **Accommodation:** Unit 2A is arranged over ground floor only and comprises the following approximate dimensions and gross internal floor area:

Ground Floor:	1,623 sq ft	151 sq m
Internal Width:	18 ft 1"	5.50 m
Internal Depth:	89 ft 11"	27.42 m
- **Terms:** The premises are available by way of a new effectively full repairing and insuring lease for a term of 15 years and incorporating 5 yearly upwards only rent reviews at a commencing rent of £37.50 psf.
- **Timing:** The unit is available for immediate occupation.
- **Rates:** The premises are yet to be assessed for rating purposes. Interested parties are advised to speak to the local rating authority (Milton Keynes Council)
- **Legal Costs:** the ingoing tenant to bear the landlord's reasonable legal costs together with surveyor costs incurred in regard to approval of shop fitting plans.
- **EPC:** The energy performance certificate is available on request.



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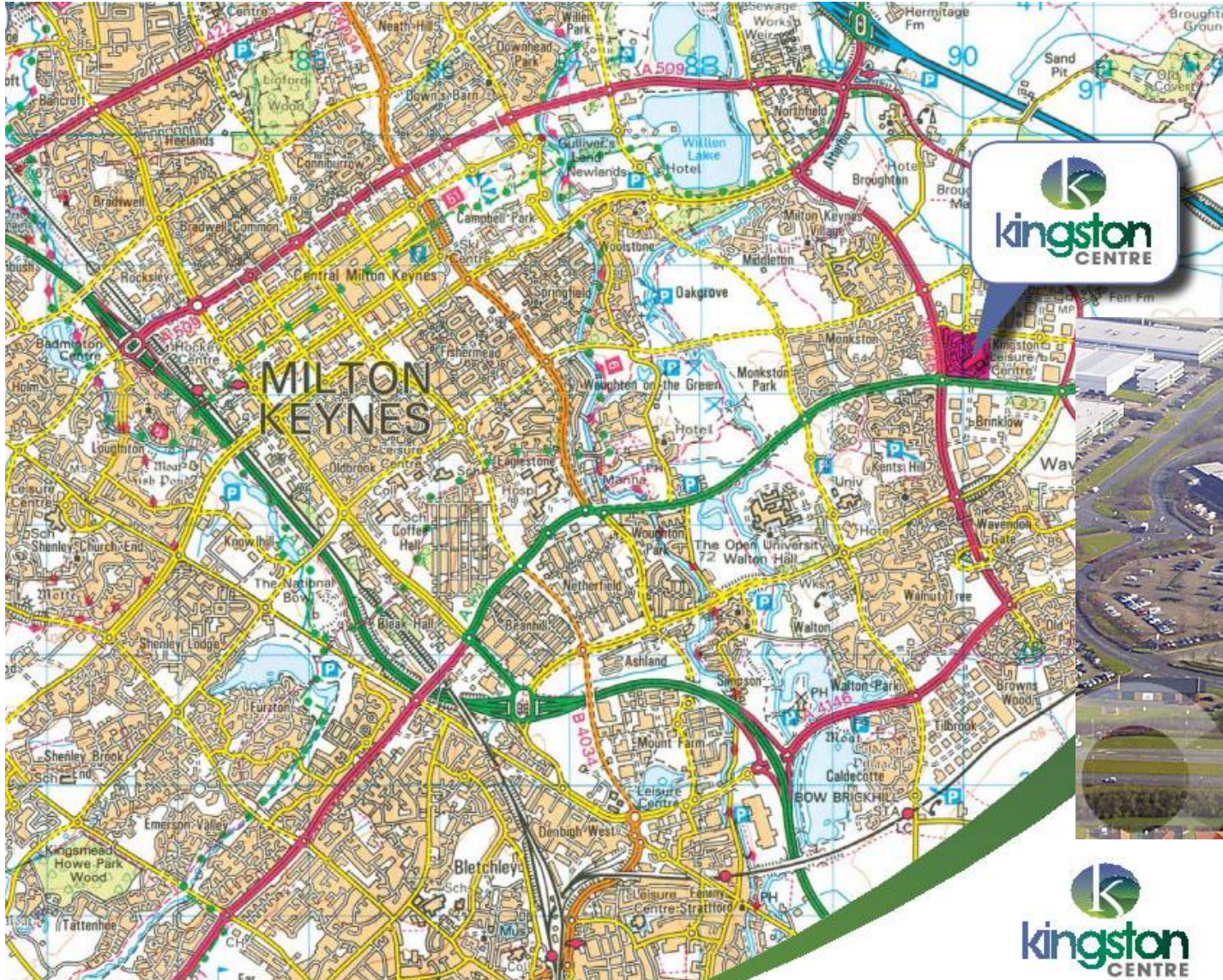
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kingston
CENTRE