

**ASDA
NOW
OPEN**

UNIT 3 - 923 SQ FT TO LET

CHILDREN'S DAY NURSERY UNDER OFFER

PUB/RESTAURANT UNDER OFFER



PUNCH
www.punch.org.uk
01908 311517

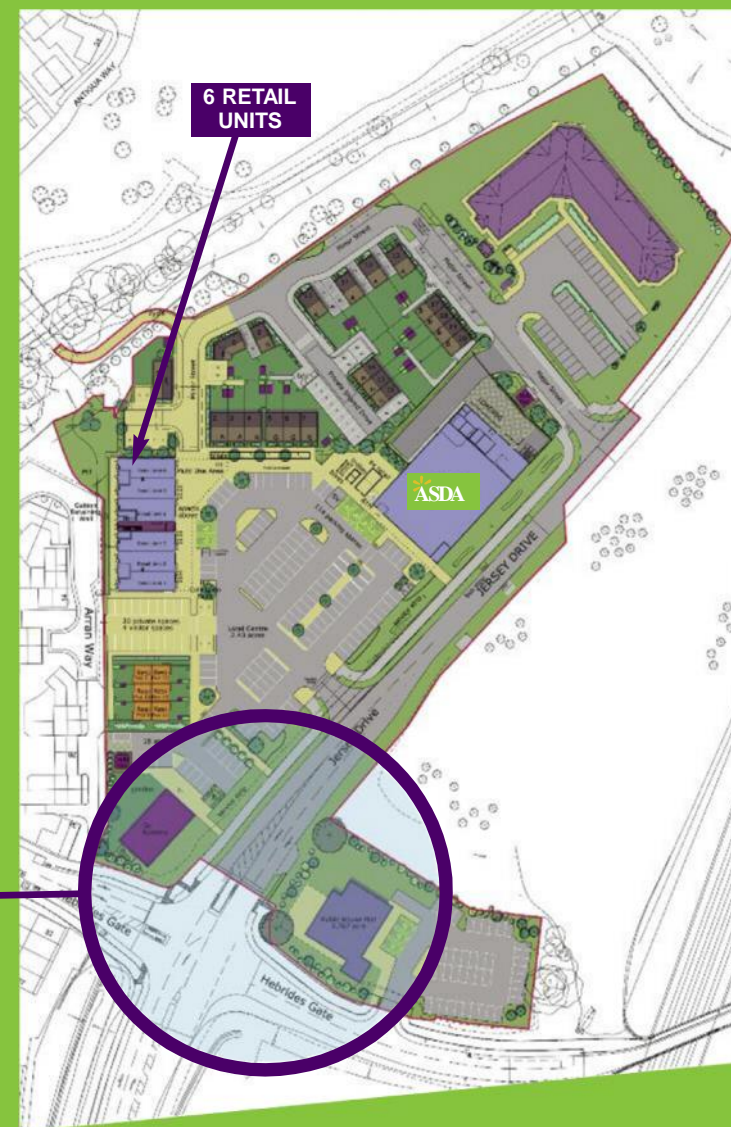
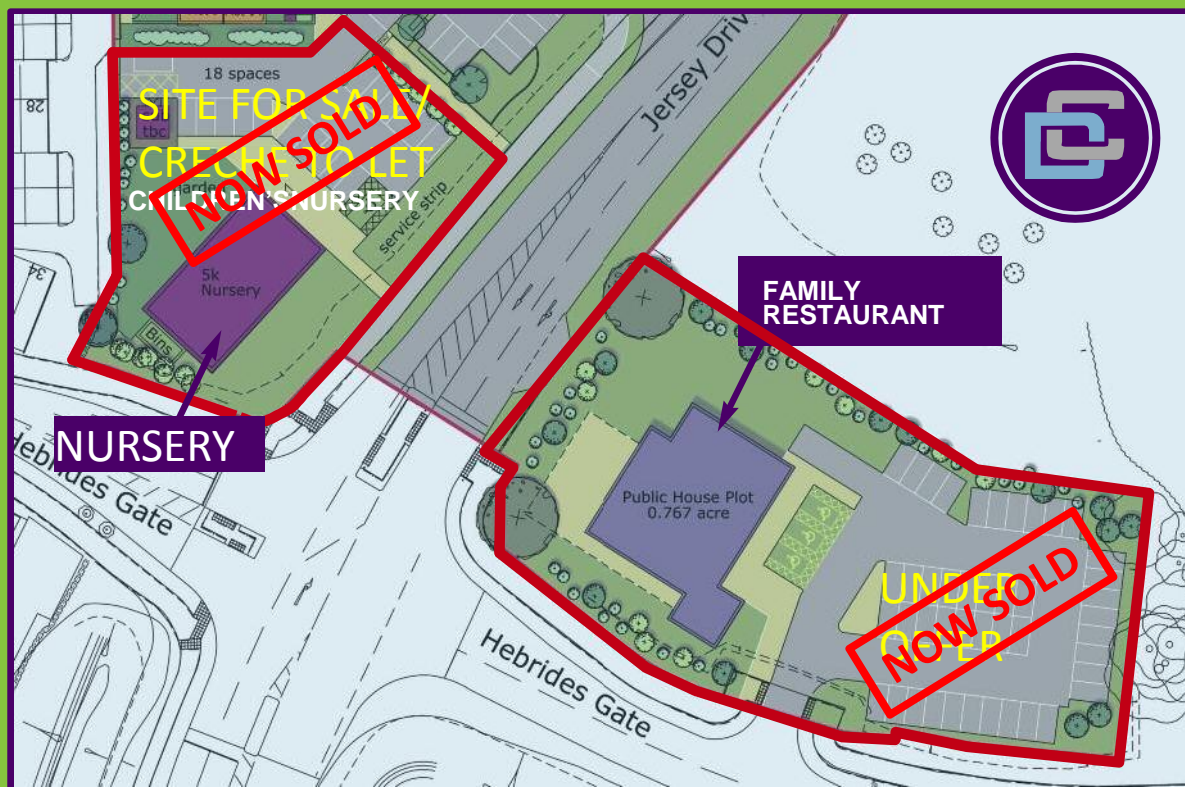
**NEWTON LEYS
DISTRICT CENTRE**

**MILTON KEYNES
MK3 5SD**

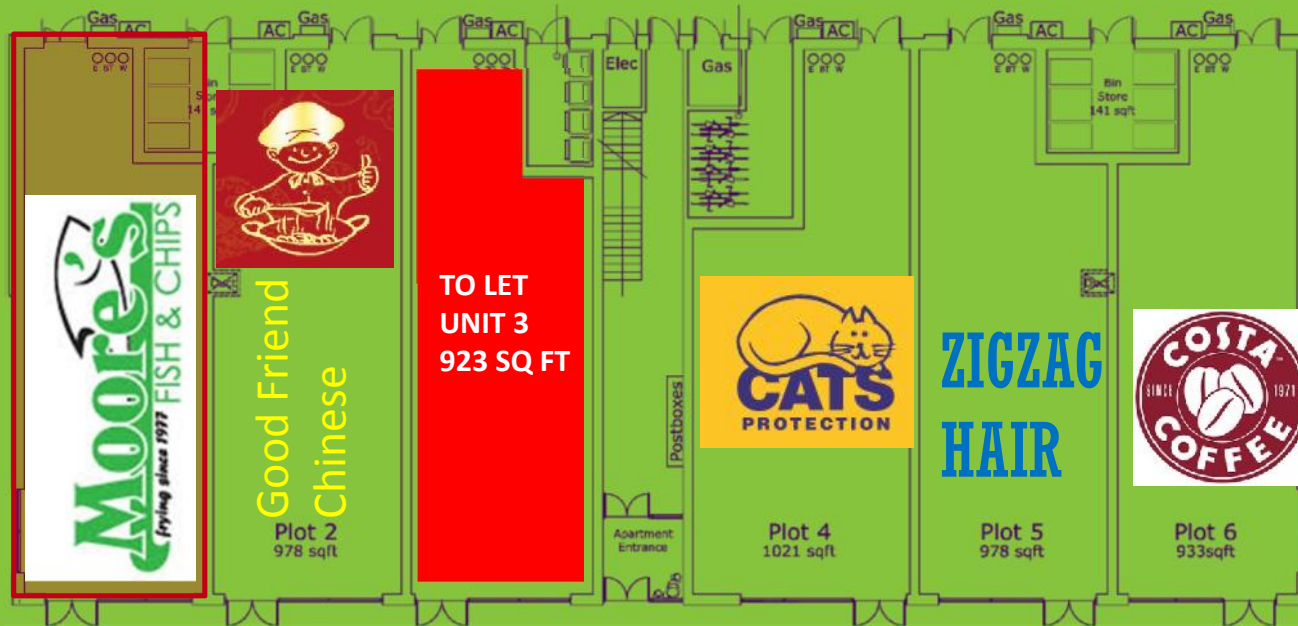
DESCRIPTION

Newton Leys is a fast growing residential area of high quality housing with an existing population of circa 2,000 scheduled to reach 3,100 by 2019. The District Centre is estimated to have a catchment population of over 10,000 within a 1 mile radius.

Newton Leys District Centre provides 25,000 sq ft of new retail and commercial units. It comprises a new 11,500 sq ft ASDA food store along with six new retail units of approximately 1,000 sq ft each, a day care nursery, care home and pub restaurant.



The six retail units are located adjacent to the Asda food store benefitting from a large customer car park providing over 100 parking spaces and have detailed planning consent for a variety of different uses ranging from A1 retail, A2 professional services, A3 restaurants & cafes and A5 Hot Food Take Away. The day care nursery site has outline planning consent for D1 and extends to 0.4 acres. The pub/restaurant site extends to 0.76 acres and benefits from outline consent for A4.



Building	Unit No.	Size Sq ft	Size Sq m
Plot 1	1	933	86.1
Plot 2	2	978	90.8
TO LET Plot 3	3	923	85.1
Plot 4	4	1021	94.8
Plot 5	5	978	90.8
Plot 6	6	933	86.1

RETAIL SPECIFICATION

- Unit 3 - high quality retail unit available to let for A1 or A5 use
- Fully fitted out to high quality specification with glazed frontage.
- Currently trading as dry cleaners but would suit retail or Hot Food Takeaway
- Three phase electricity and gas supply

RATES

The properties will be assessed for ratings purposes when completed.

EPC

Energy Performance Certificate will be available upon completion of the development.

Please contact the agents for further details.

TERMS

Unit 3 is available on a new lease for a term of years to be agreed. Quoting rent, lease terms, plans and further information is available from the letting agents

Sat Nav MK3 5SD



Helen Cottrell
helen@punch.org.uk

Emma Collins
emma@punch.org.uk

IMPORTANT NOTICE The agents and their clients give notice that:

1. They have no authority to make or give any Development Manager representative or warranties in relation to the property. These particulars do not form part of any offer or contract & must not be relied upon as statements of representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and nor have any services, equipment or facilities been tested. Purchasers/ lessees must satisfy themselves by inspection or otherwise.
3. All prices/rents quoted are assumed to be exclusive of VAT, Service charge and Rates.
4. An Energy Performance Certificate will be made available upon request. **Subject to contract June 2016**

A New Development
 by

