

Unit 9B | Oxley Park Local Centre | Milton Keynes | MK4 4TB



GF 495 sq ft A1 RETAIL UNIT
TO LET



All enquiries to Punch Retail | 01908 311517 | www.punch.org.uk | info@punch.org.uk



Unit 9B | Oxley Park Local Centre | Milton Keynes | MK4 4TB

Unit 9B is available to let for **A1 retail** on a new lease basis with rent free.

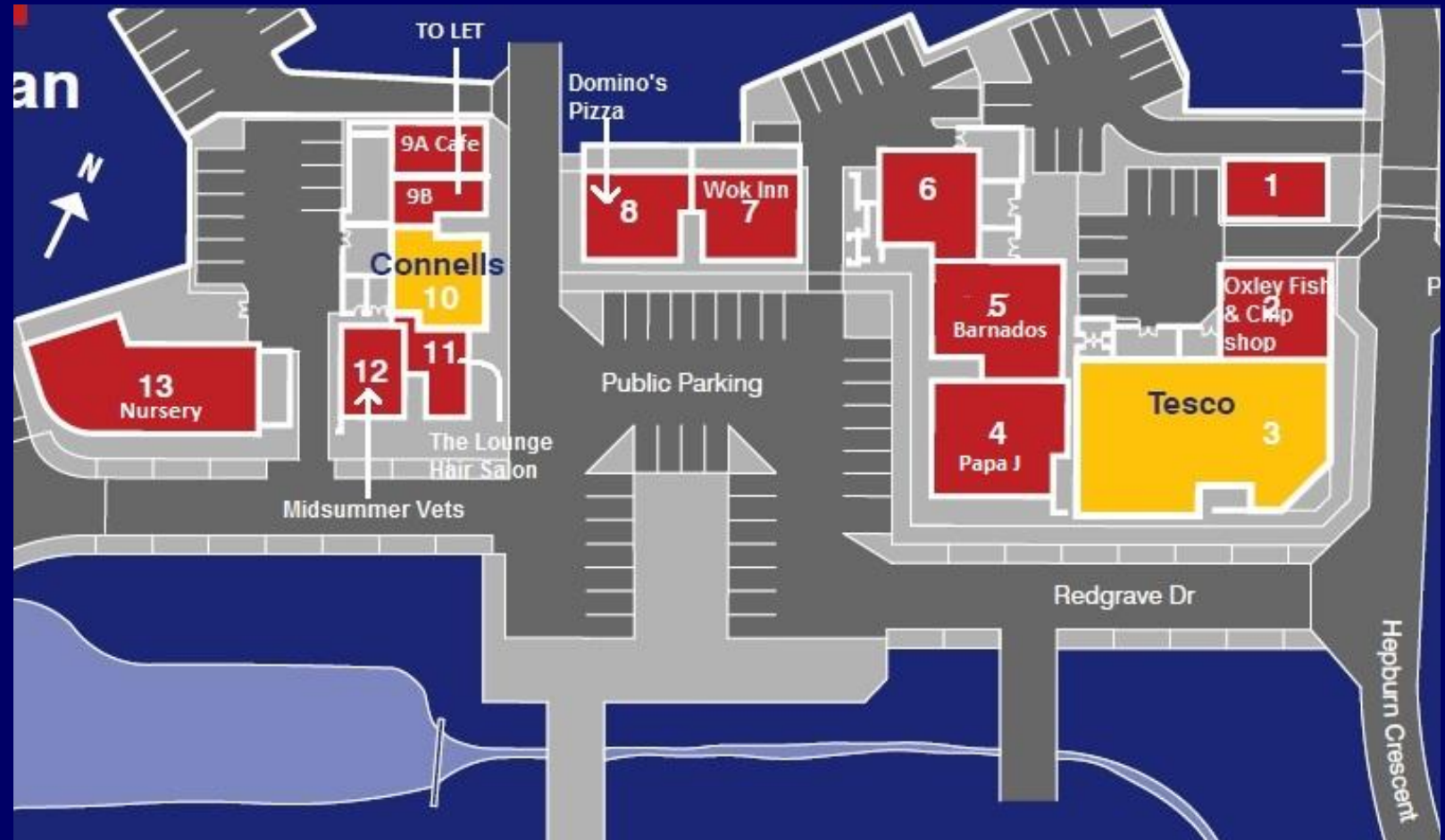
Would suit dry cleaner, beauty salon, nail bar, tanning or other retail use.

GF 495 sq ft approximately.

Adjacent to Connells and opposite Dominos.

Busy local centre opposite Oxley Park school.

Ample free parking.



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Description & Location

-)] **Location:** Oxley Park Local Centre is in a very strong local centre dominating the south western area of Milton Keynes. It benefits from an extremely prominent location with direct access in off the H6 Childs Way from which it is highly visible. The Centre was developed in 2008 and is anchored by Tesco and benefits from ample free parking.
-)] **Retail Opportunities:** Until recently this unit was a Tanning Salon and formerly a Dry Cleaners but would also suit other retail uses such as nail bar, beauty etc.
-)] **Accommodation:** The unit is approximately 495 sq ft on ground floor.
-)] **Usage:** Currently A1
-)] **Rent:** Quoting rent on application.
-)] **Terms:** Units are available to let on a new lease basis for a term of years to be agreed. Detailed terms on application to the letting agents.
-)] **Legal Costs:** the ingoing tenant to bear the landlord's reasonable legal costs together with surveyor costs incurred in

Viewings:

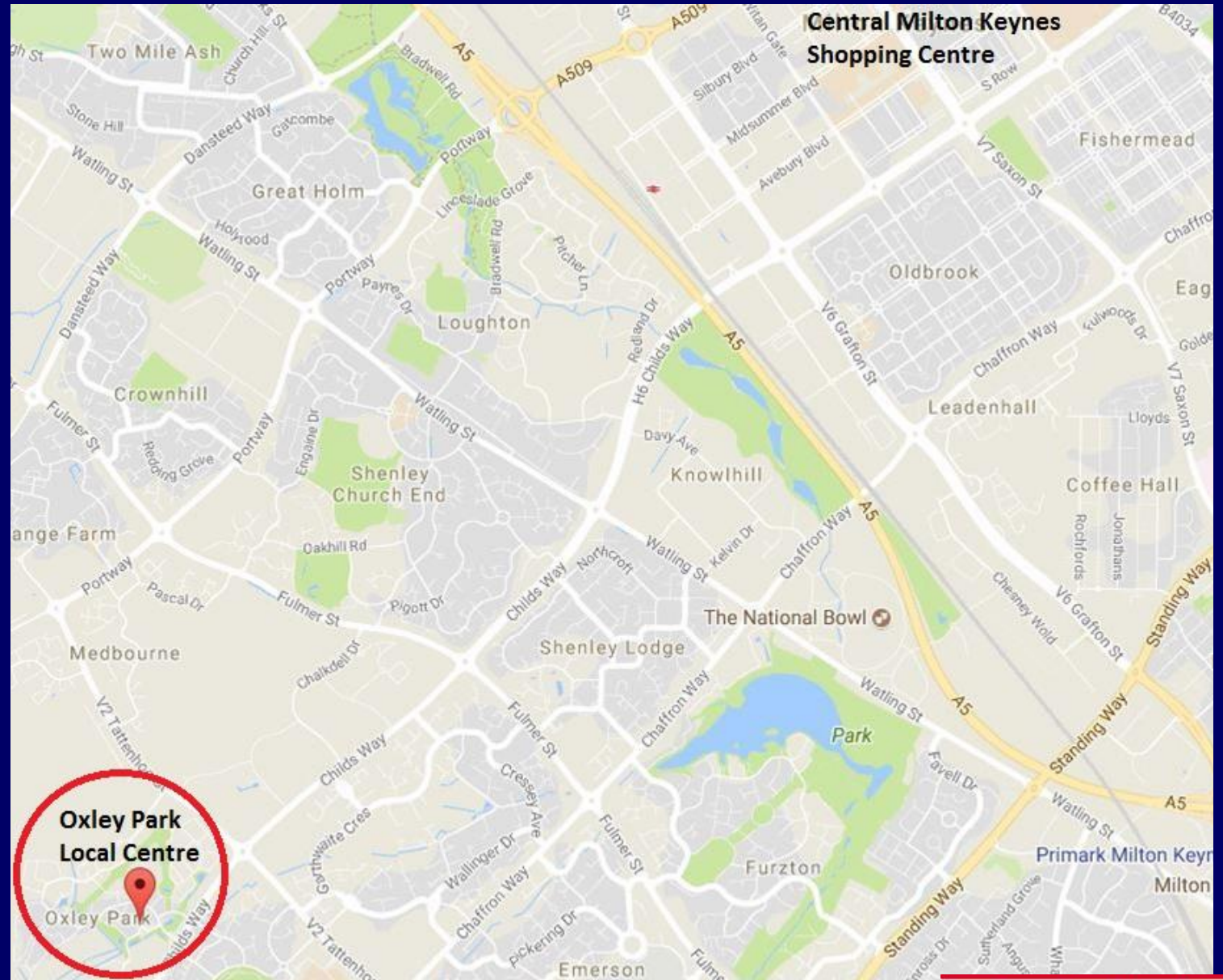
Further information and viewings strictly by appointment only via

Helen Cottrell | Punch Retail & Leisure

01908 311517 | helena@punch.org.uk

Terms

Units available on new leases for a term of years to be agreed and further details regarding rent and other terms are available on application to the leasing agents



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