# Unit 4|Oxley Park Local Centre|Milton Keynes|MK4 4TB

## GF 1482 sq ft A1 RETAIL UNIT TO LET.

## UNIT MAY SPLIT 1,000/482 SQ FT

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

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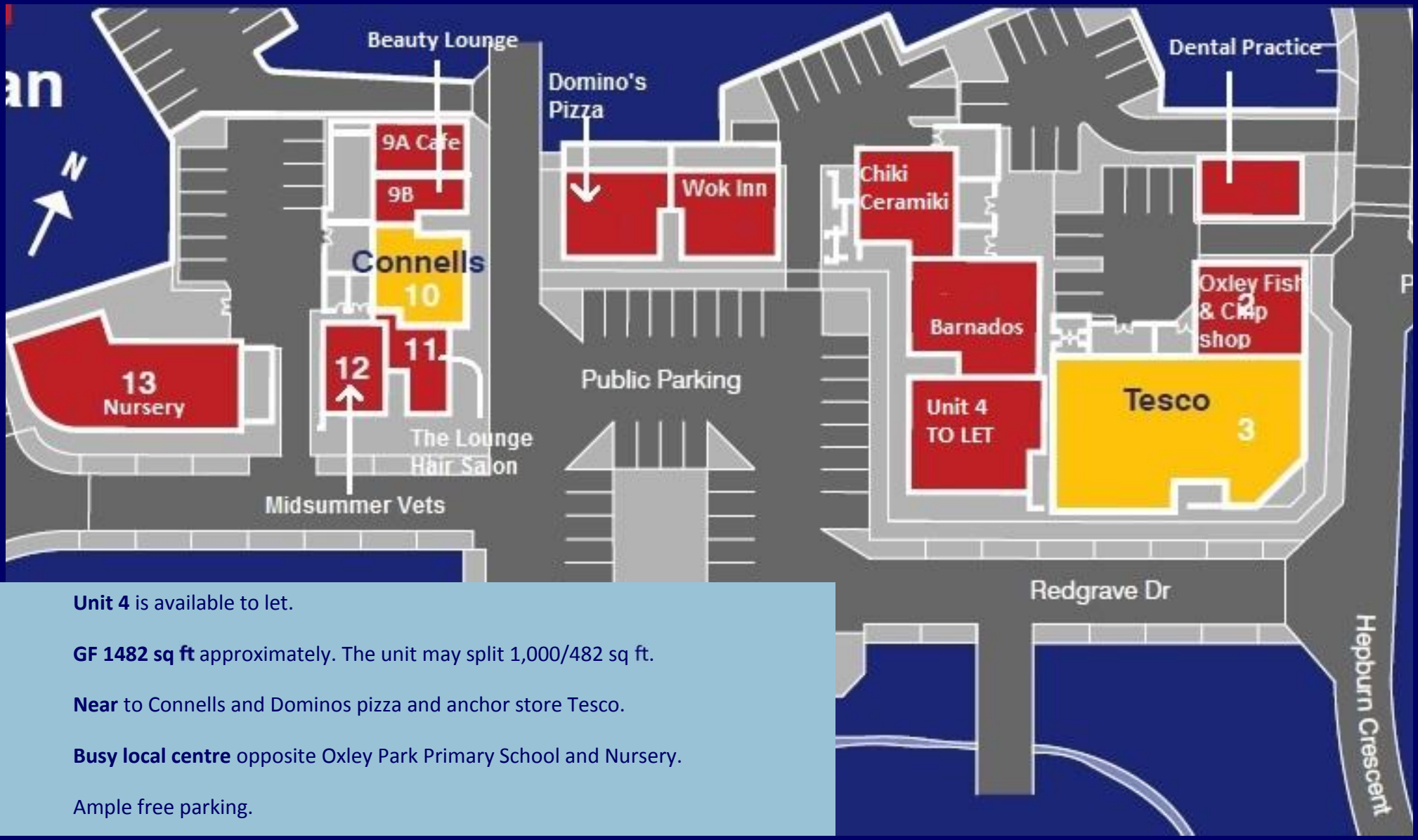


**Unit 4** is available to let.

**GF 1482 sq ft** approximately. The unit may split 1,000/482 sq ft.

**Near** to Connells and Dominos pizza and anchor store Tesco.

**Busy local centre** opposite Oxley Park Primary School and Nursery.

Ample free parking.

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## Description & Location

**Location:** Oxley Park Local Centre is 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 , opposite the local primary school and nursery and benefits from ample free parking.

**Accommodation:** The unit is approximately 1,482sq ft on ground floor and will split 1,000/482 sq ft.

**Usage:** Suit A1/A3/A5

**Rent:** Quoting rent on application.

**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

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## Viewings:

Further information and viewings strictly by appointment only via

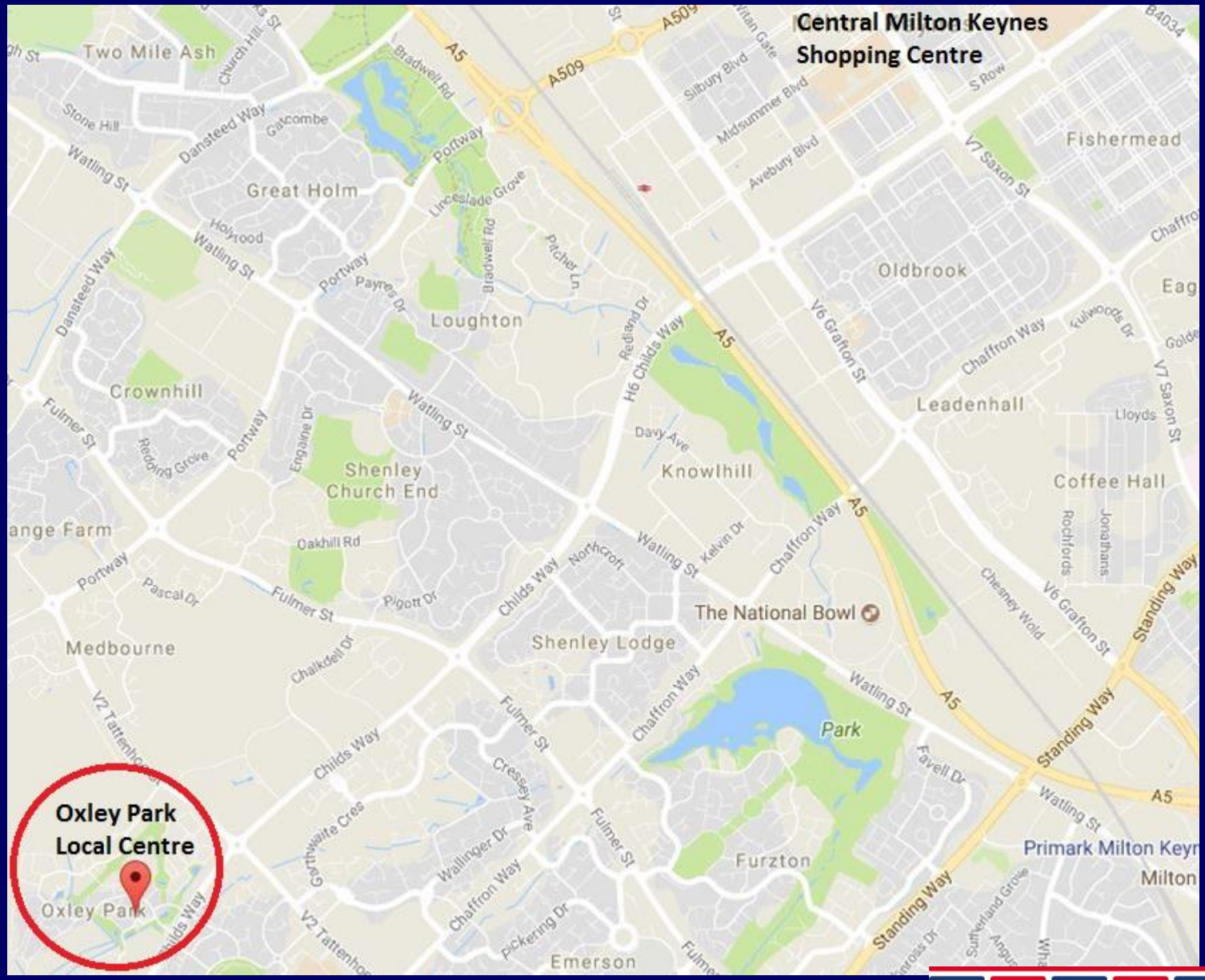
**Punch Retail & Leisure**

**01908 311517**

**helen@punch.org.uk or emma@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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