

# 8A STATION HOUSE | MILTON KEYNES CENTRAL TRAIN STATION | MK9 1BB



616 SQ FT - ALL ENQUIRIES

CLASS E

Punch Retail & Leisure | 01908 311517 | [www.punch.org.uk](http://www.punch.org.uk) | e: [info@punch.org.uk](mailto:info@punch.org.uk)

**PUNCH**

[www.punch.org.uk](http://www.punch.org.uk)

**01908 311517**

# 8A ELDER GATE, MILTON KEYNES CENTRAL TRAIN STATION | MK9 1BB



## Location:

A clean retail unit situated directly outside Milton Keynes Central Railway Station at Elder Gate. Would suit a variety of uses. Situated in the parade of shops adjacent to Milton Keynes Train Station. Local businesses include Santander's new Head Quarters, Network Rail offices, retail shops Pret a Manger, Subway, Costa, Starbucks, Greggs' and M&S food.

## Description:

A main retail area with a reception desk and disabled toilet facilities. There is a back office which in turn leads to corridors to a rear exit. Converted roof space in the rear office provides useful extra storage. Suspended ceiling in excellent condition. Rear access is available.

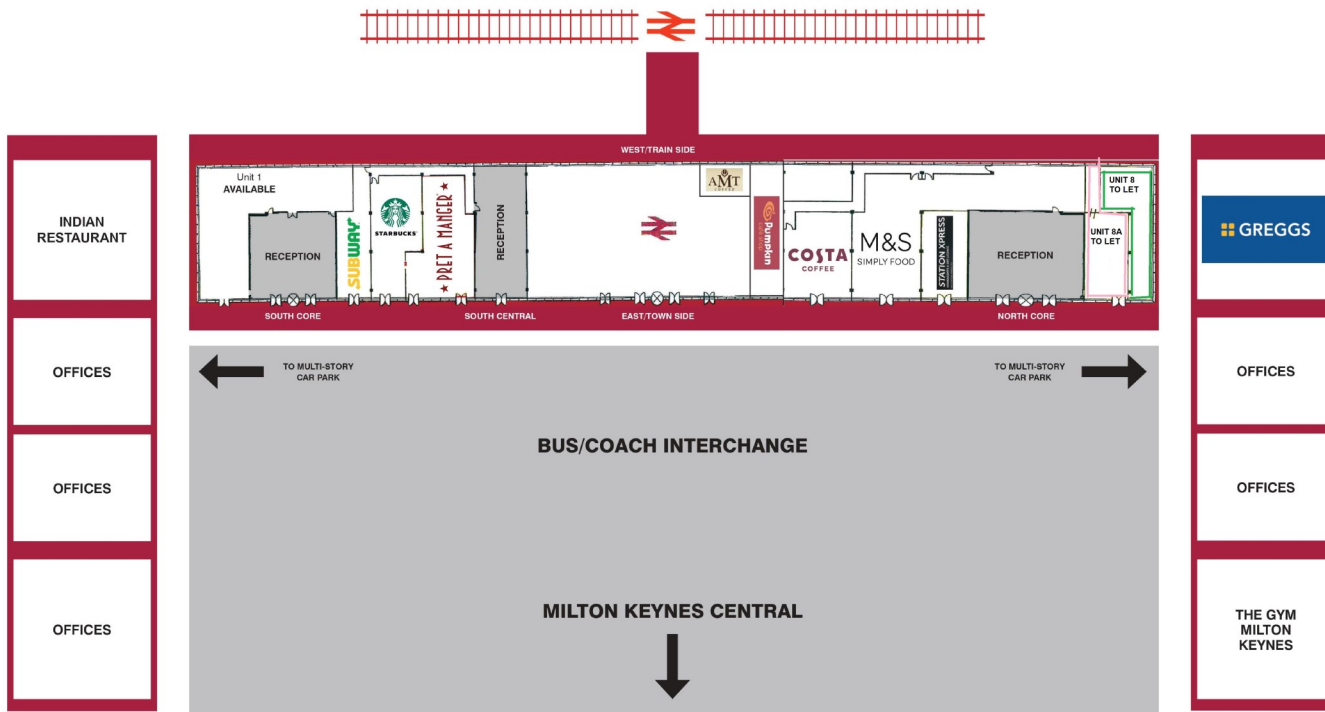
## Accommodation:

The unit comprises a ground floor area totalling approx 616 sq.ft. Outside Seating can be used to maximise potential. Footfall for this unit is excellent.

Terms: Unit 8A is available on a new sub -lease

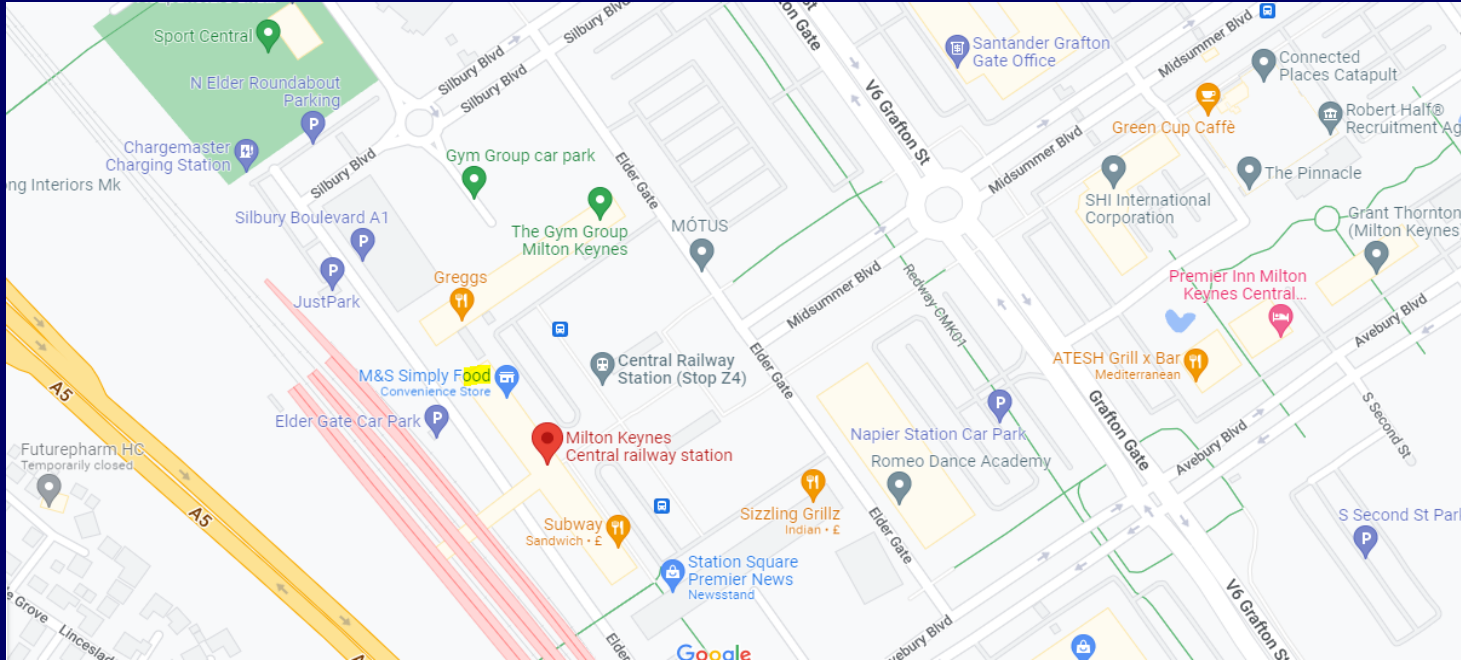
# 8A ELDER GATE, MILTON KEYNES CENTRAL TRAIN STATION | MK9 1BB

## MILTON KEYNES RAILWAY STATION PLAN



**PUNCH**  
[www.punch.org.uk](http://www.punch.org.uk)  
**01908 311517**

# 8A ELDER GATE, MILTON KEYNES CENTRAL TRAIN STATION | MK9 1BB



**Current RV:** According to the VOA the current Rateable Value is £27,000

**Viewings:** Further information and viewings strictly by appointment only via

**Punch Retail & Leisure**

#### MISREPRESENTATION ACT

PATRICK PUNCH & CO. FOR THEMSELVES AND FOR THE VENDORS OF THIS PROPERTY WHOSE AGENTS THEY ARE GIVEN NOTICE THAT; (I) THE PARTICULARS ARE PRODUCED IN GOOD FAITH, ARE SET OUT AS A GENERAL GUIDE ONLY AND DO NOT CONSTITUTE ANY PART OF A CONTRACT; (II) NO PERSON IN THE EMPLOYMENT OF PATRICK PUNCH HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

**PUNCH**  
www.punch.org.uk

Punch Retail | 01908 311517 | www.punch.org.uk | e: info@punch.org.uk

**01908 311517**