

CENTRAL MILTON KEYNES MK9 3EH LLOYDS COURT

- 20,000 SQ FT NEW UNITS TO LET
- PRIME RETAIL / LEISURE SPACE

Unit 3A GF 1,450 sq ft

Unit 3B GF 2,800 sq ft

Unit 4 GF 8,800 sq ft / FF 2,000 sq

Unit 23B FF 5,500 sq ft

Prime frontage to main gateway
entrance to city centre adj. Centre:mk

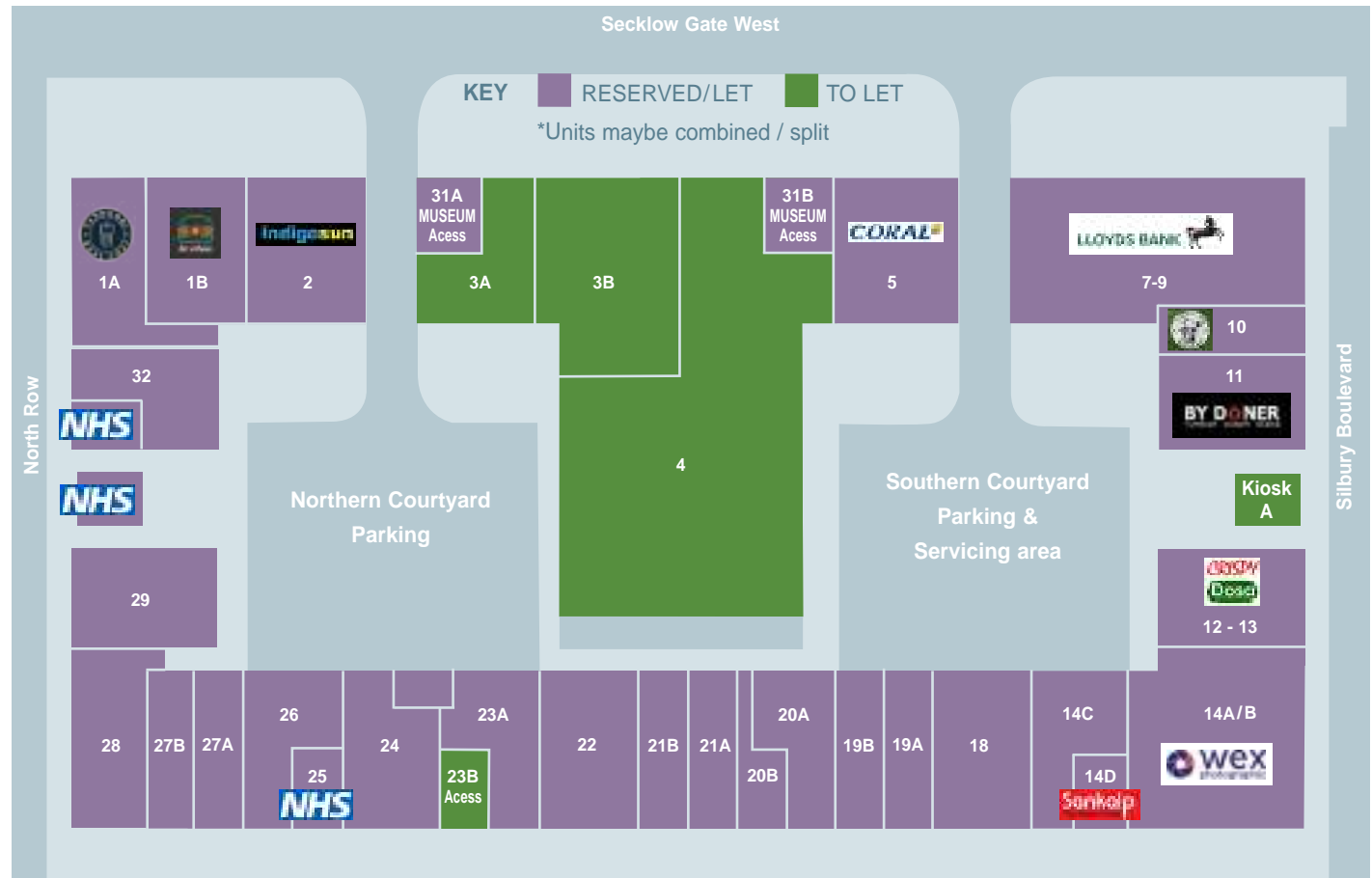
55,000 sq ft of new lettings in
2023 to NHS (17,000 sq ft) National
Sci-fi + Film Museum (20,000 sq ft)
plus three exciting new restaurants



Ground Floor Plan

UNITS A1, A2, A3, A4 USE	GF sq ft GIA	FF sq ft GIA
1A TDC	1,430	-
1B FAT TWINS	1,440	-
2 INDIGO SUN	1,800	-
3A TO LET	1,450	-
3B TO LET	2,860	-
4 TO LET	9,000	2,000
5 CORAL	1,770	-
7-9 LLOYDS BANK	4,000	5,100
10 NOODLEX	710	-
11 BY DONER	1,450	3,550
12/13 CRISPY DOSA	1,440	2,190
14A/B WEX PHOTOGRAPHIC	2,910	-
14C CAKE INN	1,110	-
14D SANKALP	310	5,090
18 PEPE'S PIRI PIRI	1,450	1,710
19A CAPRINOS	710	850
19B CAPRINOS	710	850
20A WONDERFUL NAILS	990	1,700
20B CITY HAIRCUTS	440	-
21A HUIKANG HEALTHCARE	710	-
21B SQUIRES	710	-
22 AHEADS SUPERSTORE	1,450	-
23A AHEADS SUPERSTORE	1,075	-
23B TO LET	290	5,115
24 JASMINE	1,280	1,700
25 NHS EYE CLINIC	310	16,500
26 RASHAN PANI	1,090	-
27A NUYAN CLOTHING	710	-
27B MK HAIR & BEAUTY	710	-
28 MEZBAAN	1,310	-
29 MK PEWEX	1,420	-
30* NHS EYE CLINIC	-	16,500
31A FILM & SCI FI MUSEUM	400	6,000
31B* FILM & SCI FI MUSEUM	390	7,810
31C* FILM & SCI FI MUSEUM	-	3,500
32 SARVA LAKSMI	1,100	-
Kiosk A TO LET	250	-

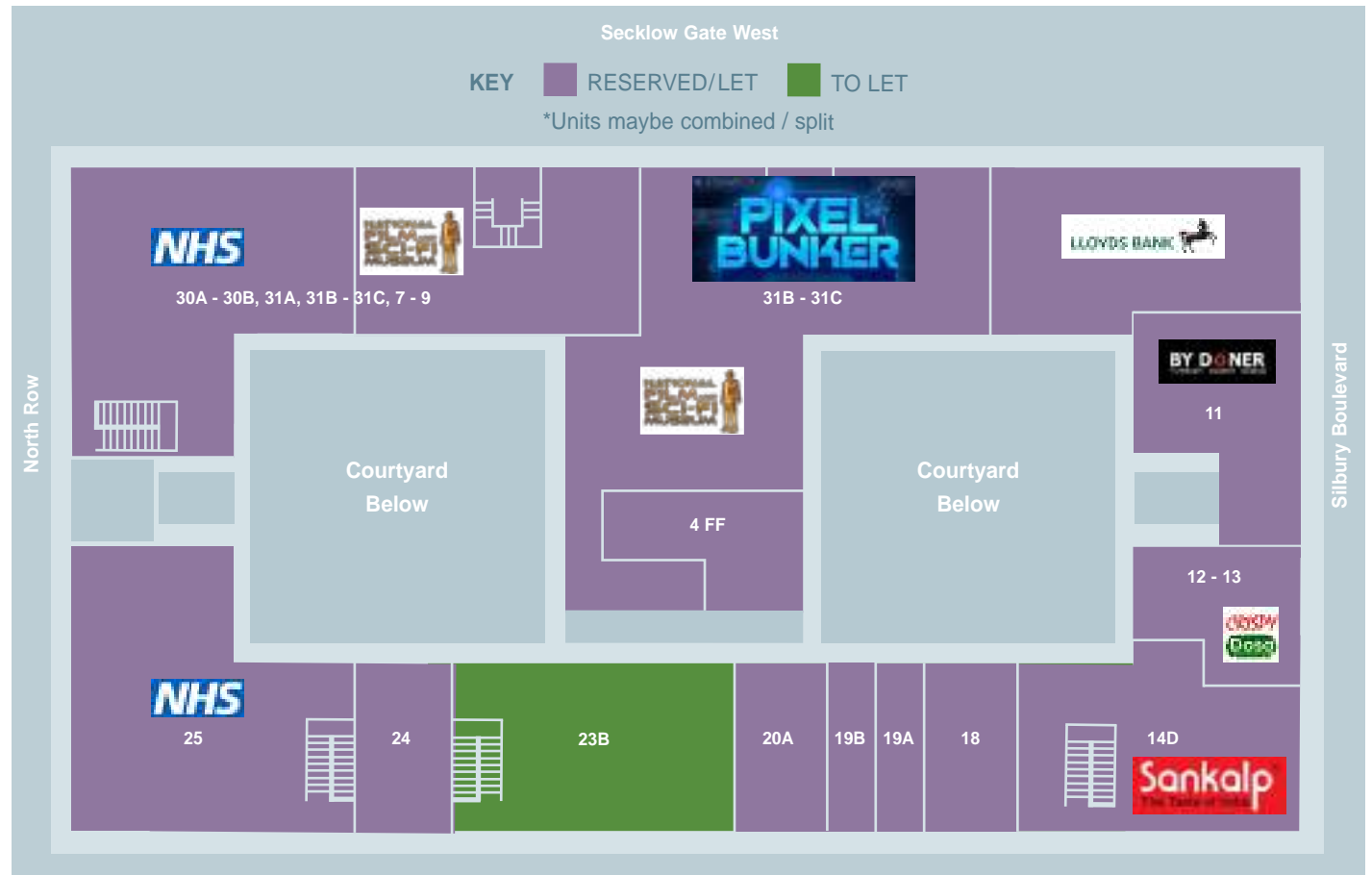
KEY RESERVED/LET TO LET



First Floor Plan

UNITS A1, A2, A3, A4 USE	GF sq ft GIA	FF sq ft GIA
1A TDC	1,430	-
1B FAT TWINS	1,440	-
2 INDIGO SUN	1,800	-
3A TO LET	1,450	-
3B TO LET	2,860	-
4 TO LET	9,000	2,000
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KEY RESERVED/LET TO LET



Description

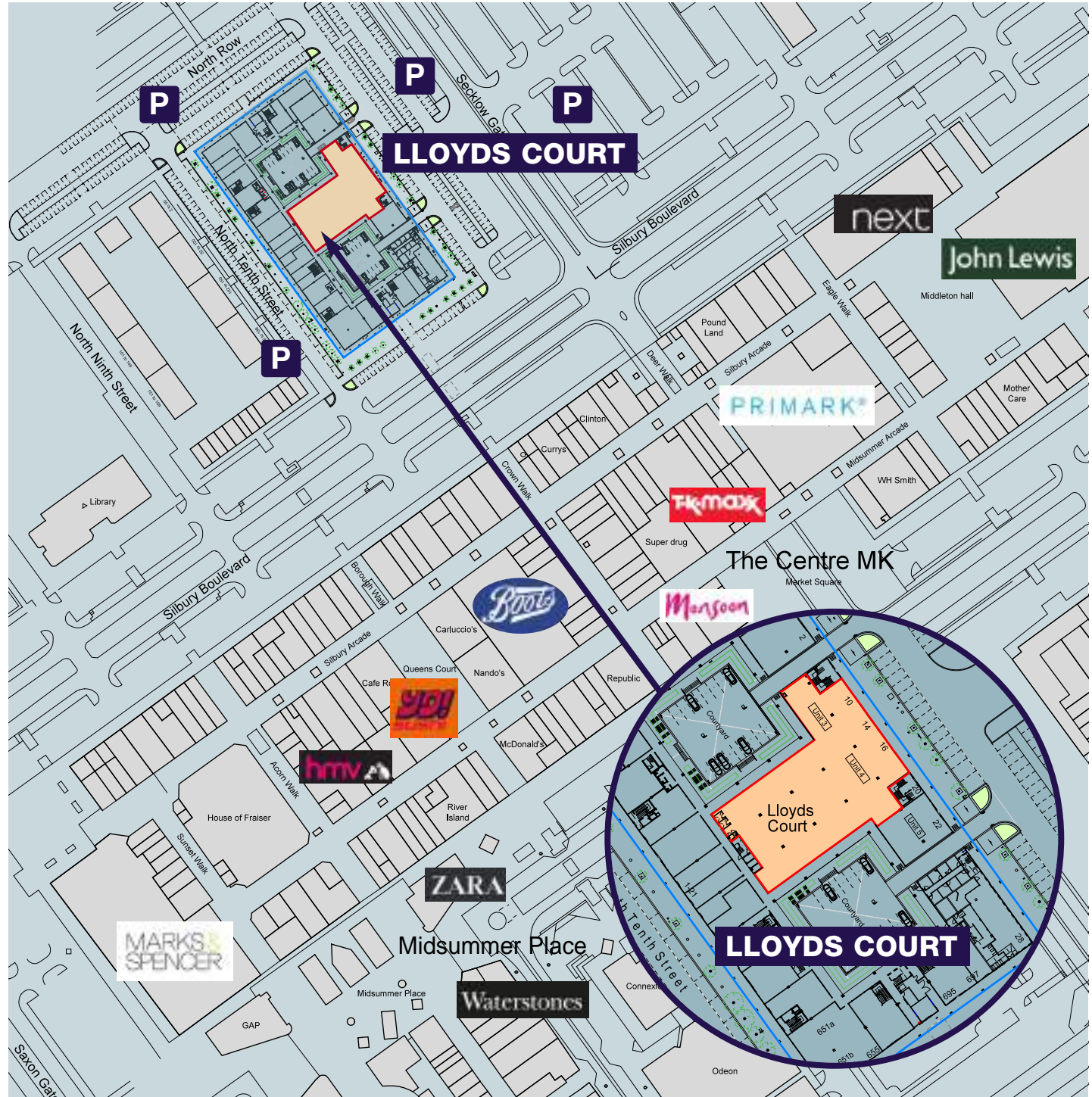
Lloyds Court is located at the heart of Milton Keynes' central shopping district, directly across the road from thecentre:mk, and offers a rare opportunity to secure quality modern retail space in the city centre.

Forty years since its original construction Lloyds Court has been transformed. A host of extensive improvements mean this perfectly placed development is becoming an exciting new addition to shopping and leisure in Milton Keynes. **85% of units now let or reserved. Units Ready Now.**

Situation

A 2.55 acres site at the busy junction of Silbury Boulevard and Secklow Gate within the city centre's 'Shopping Area'.

Ideal location directly adjacent to thecentre:mk which is anchored by John Lewis, Primark, Next and Marks & Spencer.



Location

- The UK's fastest growing city
- 2.8m catchment
- One of the UK's top 5 wealthiest districts
- 65% of city centre shoppers ABC1
- Over 40,000 daily commuters and 130,000 local workers
- 30 million visitors per year
- 1.75m sq ft retail space including a top 10 regional shopping centre at thecentre:mk
- Nearby traders include: Marks & Spencer, John Lewis, Primark, Next
- Over a thousand spaces close to Lloyds Court and much of this just 50p an hour

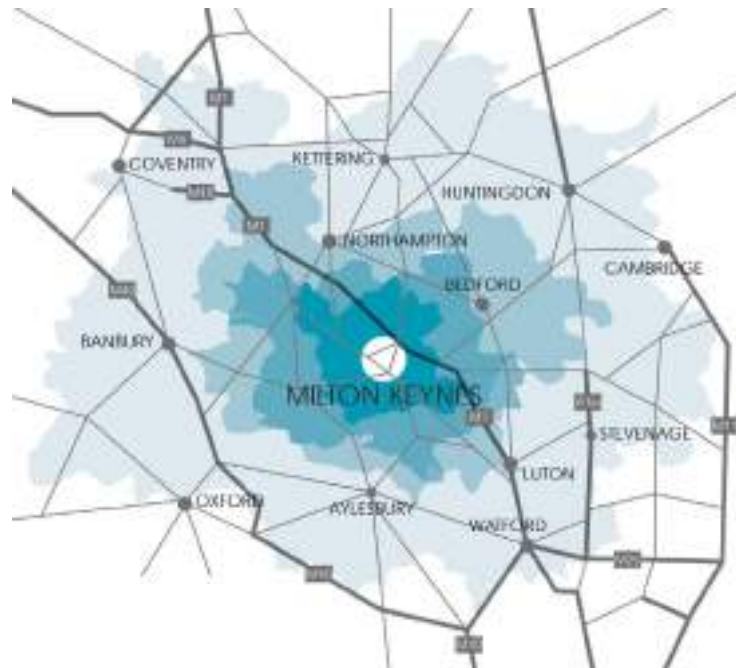
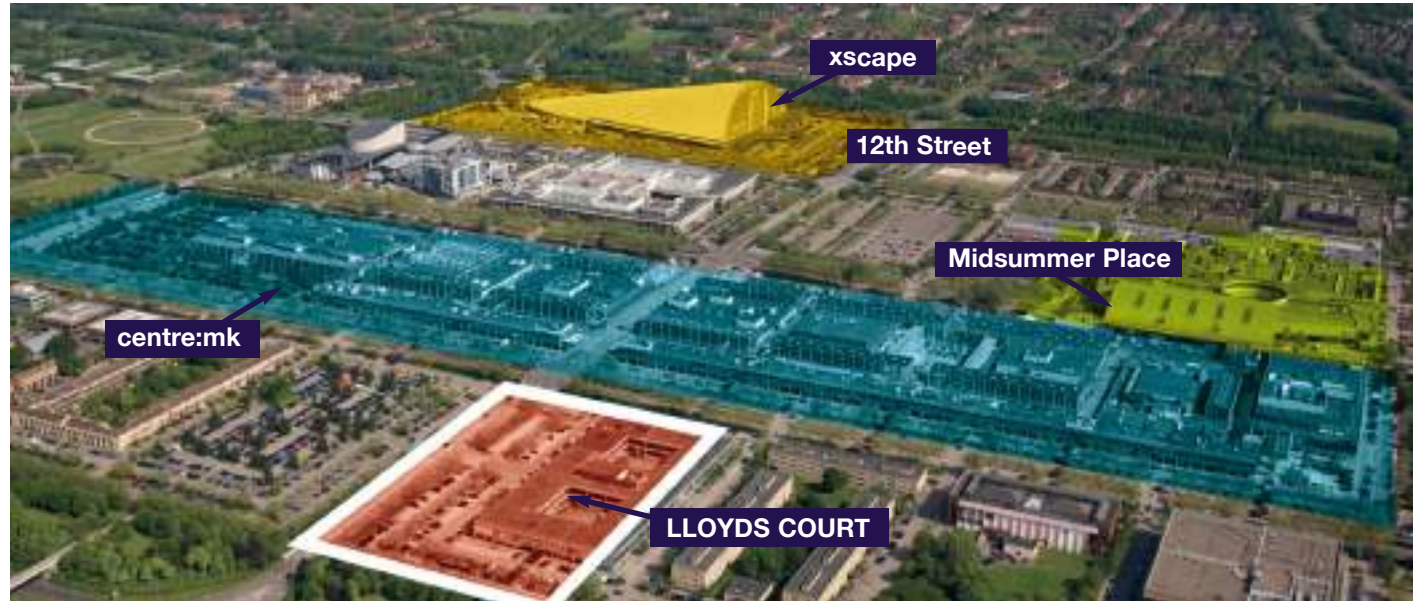
Planning

The development has the benefit of a range of use planning consent covering a variety of uses and a copy is available on request from the letting agents. Uses include retail restaurant offices and leisure with floor area limits and some allocation of uses by unit. Prospective tenants must also make their own enquiries of the local planning authority and satisfy themselves with regard to planning before proceeding and incurring any costs.



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- Primary: 225,721
- Secondary: 215,547
- Tertiary: 495,165
- Quaternary: 1,903,737

Sat Nav MK9 3EH

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 May 2017