

# TO LET

Unit 3

767 sq.ft

(71.3 sq.m)



SUBJECT TO VP

**M** UNIT 3

Egerton Gate,  
Milton Keynes,  
Buckinghamshire, MK5 7HH

Occupiers Include

**TESCO**



### LOCATION

A popular neighbourhood centre in this affluent suburb of Milton Keynes. The centre is anchored by a Tesco Express and other retailers include a take-away and Arcana Salon. There is also a popular take away and a public house on site.

### DESCRIPTION

The property provides retail accommodation across ground floor only. The property benefits from rear loading from the service yard at the rear as well as dedicated car parking.

### UNIT SIZE

Total Area: 767 sq.ft (71.3 sq.m).

### RENT

£25,000 pax + VAT

### RATEABLE VALUE

TBC

### SERVICES

All mains services are available.

### SERVICE CHARGE & INSURANCE

Service Charge: TBC.

Insurance: TBC.

### ENERGY PERFORMANCE

Further information available upon request.

### PLANNING

It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

### LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.



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Retail Units On-Site



7,579 sq.ft

Total Area



What Three Words

pupils.mistaking.estimate

# EGERTON GATE

## SITE PLAN



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**Viewing**  
Strictly via prior appointment  
with the appointed agent:



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