

For Sale

>D KirkbyDiamond



New Retail Unit
Timbold Drive
Kents Hill
Milton Keynes
MK7 6BZ

Guide Price P.O.A.

4,512 sq ft (419.18 sq m)

- On street and allocated parking
- Use Class E Usage
- Located in a new development
- Junctions 13 and 14 of the M1 within a short drive

Location

The property is advantageously located to the east of Milton Keynes. It is situated on Timbold Drive, leading to the A421 Standing Way, which is approximately 3.5 miles from Junction 14 of the M1, linking Milton Keynes to both London and Leeds.

Catchment

There are a range of amenities within the vicinity:

Conference Centre with café/restaurant
Nuffield Gym
Kingston Centre

The Open University Headquarters is also situated nearby. Which is home to circa 1,200 full-time academics, along with some 250 full-time and part-time postgraduate research students.

There is a secondary school within a short walk and a primary school opposite the development. The development will have a total of 171 homes with 12 apartments above the retail unit.

Description

A retail unit to be built that is located with the area of Kents Hill on a new build residential development opposite a primary school, within walking distance to a secondary school and Kents Hill Business Park. The property will fall within Use Class E Retail.

Terms

The property is available for sale on a new 250 year lease. Price on application. Practical site completion Quarter 1 2026.

VAT

Applicable at the appropriate rate.

Business Rates

Interested parties are advised to contact the relevant Local Authority.

Service Charge

Applicable

Accommodation

- Available as shell specification to await fitout
- Customer parking to the front
- Retail unit suitable for a variety of uses under Use Class E
- Full height display windows to the front elevations

Floor Area (GIA)

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition

Accommodation	Sq Ft	Sq M
Retail	3,286	305.28
Ancillary	1,226	113.90
Total	4,512	419.18

Areas quoted are approximate and should not be held as 100% accurate.

Viewings

For further details please contact;

Nick Bosworth

01908 558746

Nick.bosworth@kirkbydiamond.co.uk

Tate James

01908 046863

Tate.James@kirkbydiamond.co.uk

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Apartment Block D - Front Elevation



Apartment Block D - Side Elevation 1

