

**Open AI Unit  
Childs Way / Grafton  
Gate / Avebury  
Boulevard  
Central Milton Keynes  
MK9 1DL**



## **RETAIL WAREHOUSE UNIT AVAILABLE OPEN AI PLANNING CONSENT**

### **Location**

The scheme is situated adjacent to the Morrisons supermarket and opposite Argos and Toys R Us in the prime retail warehouse pitch of Grafton Gate in Central Milton Keynes being next to the bus and train station. Other nearby retailers include Lidl, B&M, DFS, The Range, Homebase and Dunelm.

The premises benefit from customer vehicular access from both Avebury Boulevard and Childs Way.

### **Accommodation**

The premises comprise a purpose built retail unit designed over ground and first floor level, providing the following approximate gross internal floor area:-

Ground Floor:            575 sq m                                    (6,200 sq ft)

### **Tenure**

The premises are available to let on a new lease for a term and rent to be agreed.

### **Rates**

The Premises have yet to be separately assessed for rates. Please contact local authority for more information.

### **Viewing**

Please contact the SMART 4 office for further information or to arrange an inspection.



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For further details

020 7569 9900

EPC available on request  
Subject to Contract and Exclusive of VAT  
These particulars and the descriptions and measurements therein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Smart 4 Limited, 3 Hanover Square, London W1S 1HD.

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