

# Unity Place – Commercial Bakery

200 Grafton Gate, Milton Keynes, MK9 1UP

Colliers

New Lease Available  
Fully Fitted Bakery and  
Coffee Shop



## Location

Milton Keynes benefits from excellent connectivity by road and rail. Milton Keynes Central provides direct services to London Euston in 30-35 minutes, Birmingham New Street in around 50 minutes.

The fully fitted bakery forms part of Santander's 500,000 sq ft Unity Place Offices with capacity for 7,000 workers. It is situated within a 2-minute walk of Milton Keynes Central Train Station and en-route to the town's main retail and leisure facilities.

## Accommodation

The property comprises two principal sections: a small coffee shop, with commercial bakery to the rear.

The retail space benefits from a fully glazed frontage and generous external seating area,

The rear bakery is extensively fitted with baking facilities and incorporates a pastry area, dry store, preparation area, wash-up section, checking desk, and office accommodation.

The property has been measured on a Gross Internal Area basis to provide the following areas:

Area	Sq m	Sq ft
Ground Floor Retail	111.07	1,196
Ground Floor Bakery	465	5,005
<b>Total</b>	<b>576.07</b>	<b>6,201</b>

The Landlord will consider splitting the unit to accommodate retailer requirements.

## Terms

The property is available by way of a new effective FRI lease on terms to be agreed.

## Rent

£80,000 per annum

## Rates

### Ratable Value

### Rates Payable

Prospective tenants are advised to confirm any rating liability with the Local Authority.

## Service Charge

£3.00 per sq ft

## Costs

Each party is to be responsible for their own professional and legal costs incurred in the transaction.

## EPC

The building has an EPC rating of A.

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## Retail Area:



## Bakery:

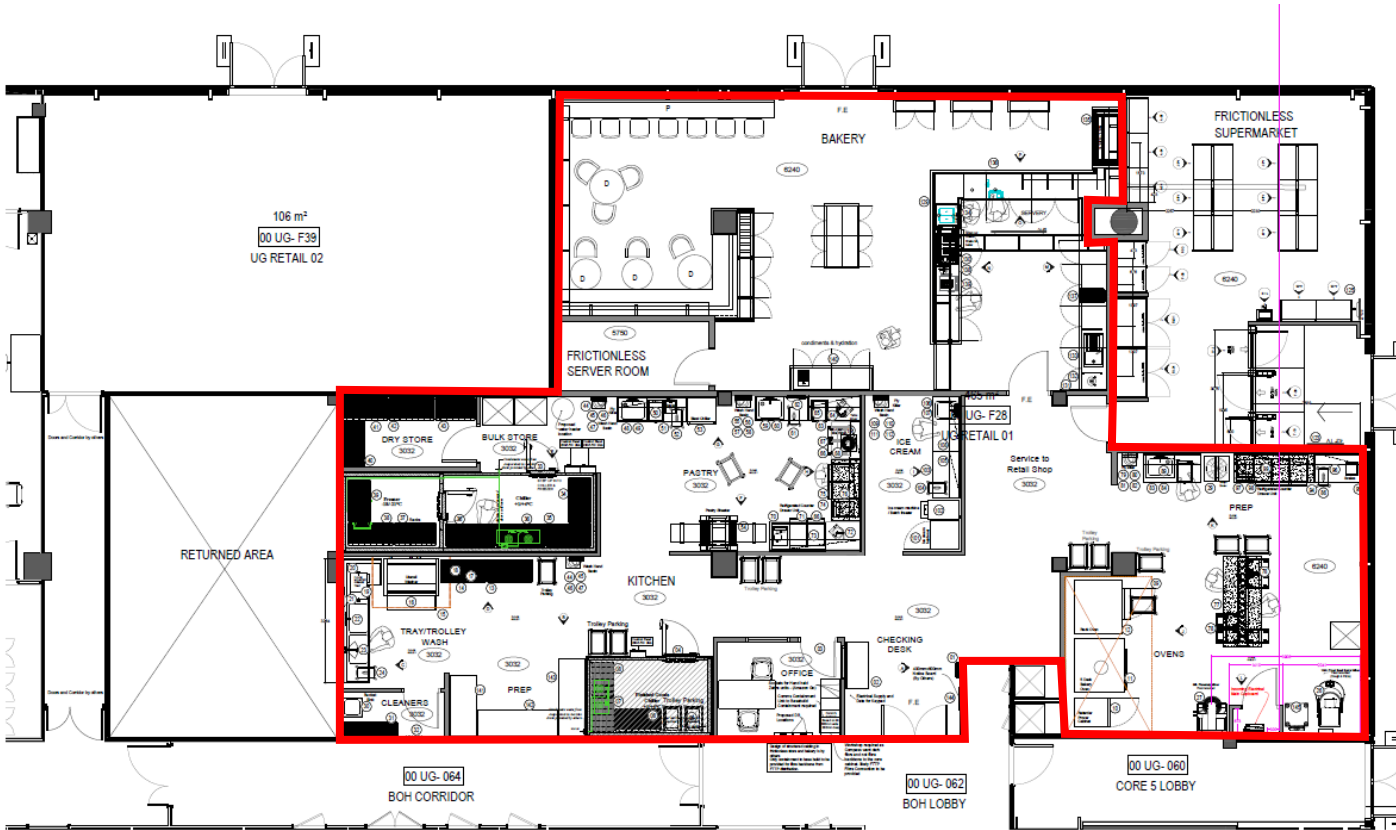


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## Floor Plan:



### Ready to talk?

Appointments to view must be arranged via sole agents Colliers:

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