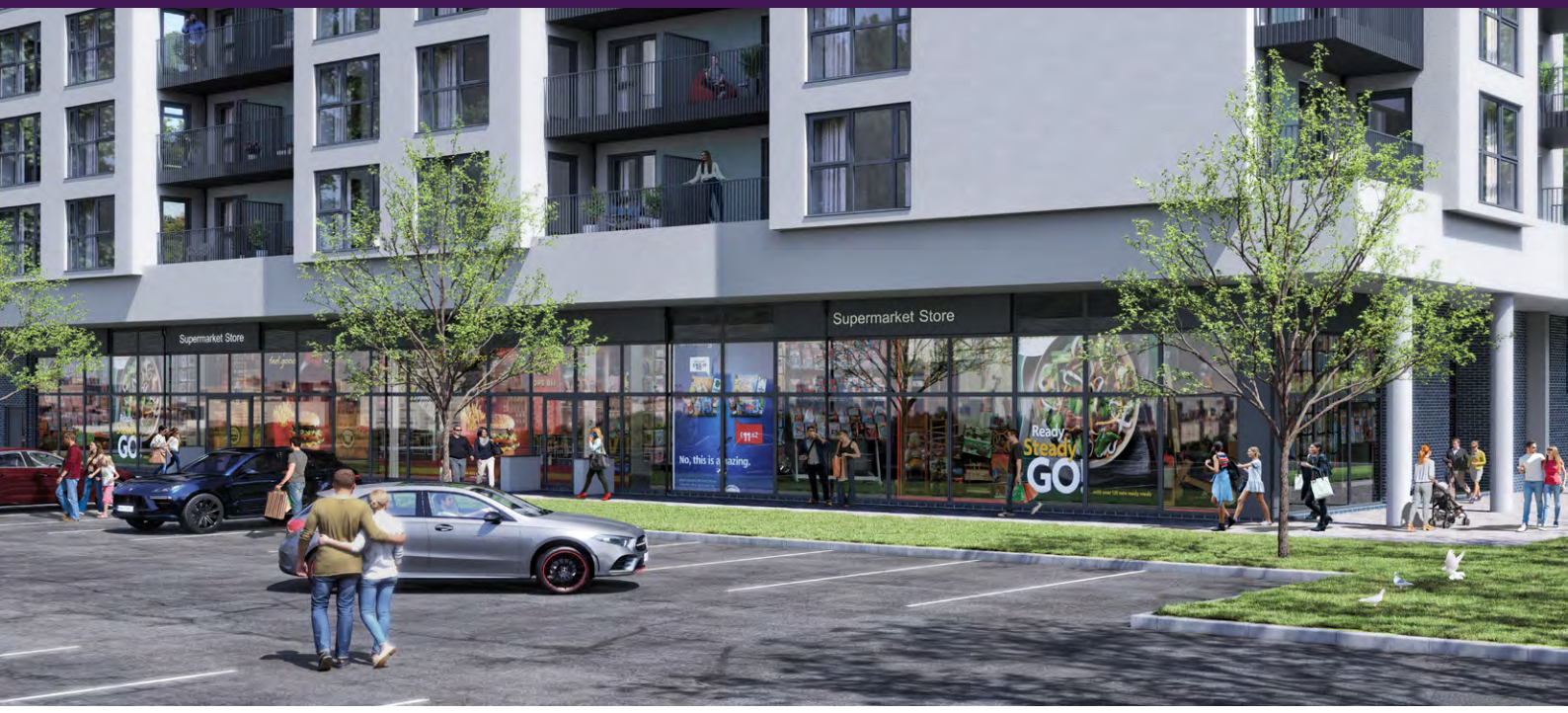




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**ENIGMA SQUARE | SAXON GATE  
CENTRAL MILTON KEYNES | MK9 2DH**

## **NEW RETAIL PREMISES TO LET**

**1,181 – 5,489 sq ft / 109.71 – 509.92 m<sup>2</sup>**

- Prime Central Milton Keynes location
- Frontage to Saxon Gate and adjacent to Centre:MK
- Short walk to Milton Keynes Central railway station
- Suitable for uses within Class A1-A5 – other use classes will be consider STTP
- Practical Completion September 2022

## Location

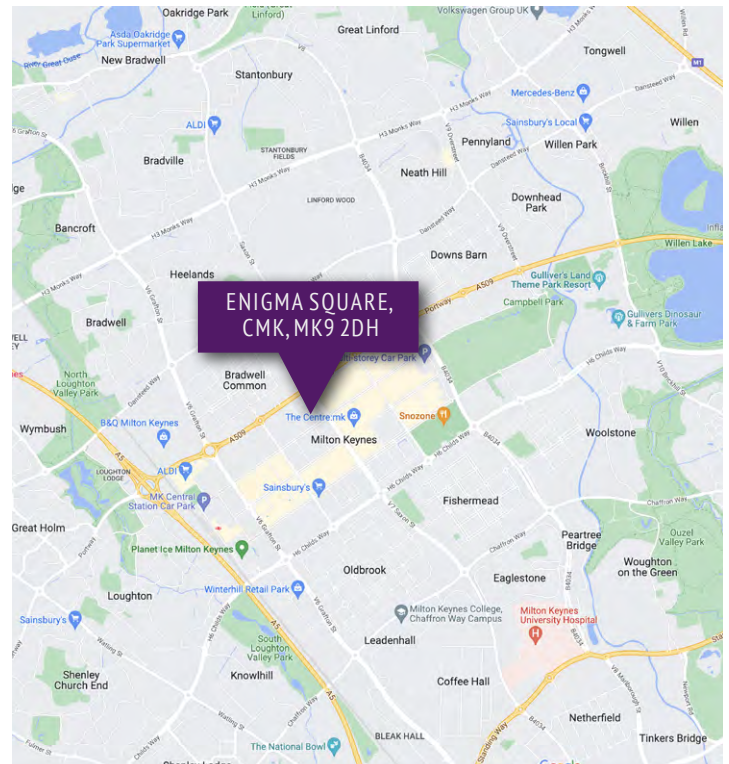
Enigma Square is in a prominent and accessible location facing Saxon Gate, which is one of the main arterial routes that enter Central Milton Keynes. The property is a short walk from Milton Keynes Central railway station and is adjacent to the Centre:MK. Other major occupiers nearby include Santander, Network Rail, Argos, Deloitte, DHL, VM Ware and BP.

## Description

Enigma Centre is a development of 3 ground floor retail units ranging in size from 1,181 to 5,489 sq ft. The residential development above the retail units will provide 327 apartments with additional facilities such as an onsite nursery.

The units will be provided in shell and core and benefit from full height glazed frontages, with 4.5 metres to eaves with mains service connections ready for fitting-out to retailers' individual requirements.

The Square has planning consent for retail uses with Classes A1–A5 of the Town & Country Planning Use Classes Order. Other commercial uses will be considered subject to planning consent and application



## Terms & Tenure

The property is available by means of a new fully repairing and insuring lease for a term to be agreed.

## Rent

Unit A – £137,225 per annum + VAT

Unit B – £28,543 per annum + VAT

Unit C – £27,163 per annum + VAT

## Business Rates

The Rateable Value (RV) has not yet been assessed by the VOA.

## Floor Areas

	Net Internal floor area (m <sup>2</sup> )	Net Internal area (sq ft)
Unit A	509.92	5,489
Unit B	115.28	1,241
Unit C	109.71	1,181

## Energy Performance Certificate

The Energy Performance Asset Rating is to be confirmed upon practical completion of the property.

## Viewing and further information:

Chris McClure



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