

An aerial photograph of a large, modern retail store building. The building is white with a blue roof and features the Wickes logo and 'KITCHENS & BATHROOMS' and 'BUILDING MATERIALS' signage. A large parking lot is visible in front of the building, with several cars and vans parked. The surrounding area includes green trees and other commercial buildings in the background.

Wickes

**SNOWDON DRIVE, WINTERHILL
MILTON KEYNES, MK6 1AP**

LEWIS ELLIS



A5



halfords

Snowdon Dr

Grampian Gate

V6 Grafton St

Carpet RIGHT

FURNITURE Village

SCS

Oak furnitureland

Tapi carpets

dfs

sofology

NATUZZI

Dreams

b&m

HOMEbase
Make a house a home

Morrisons

wren
KITCHENS & BEDROOMS

The RANGE
Home, Leisure & Garden

bensons for beds

Dunelm

Wickes

KITCHENS & BATHROOMS

Junction 14

Central Retail Park Area

B&Q ALDI DECATHLON
 next STARBUCKS COFFEE currys
 McDonald's SMYTHS Toy Superstore

Kingston Centre

COSTCO WHOLESALE Boots
 COSTA home bargains
 TESCO Extra M&S McDonald's

MILTON KEYNES TOWN CENTRE

MILTON KEYNES CENTRAL

Winterhill Retail Warehouse Area

HOMEBASE Make a house a home L&M Tapi carpets
 dfs The RANGE Home, Leisure & Garden Dunelm
 wren KITCHENS & BEDROOMS Morrisons Since 1859 halfords

MK1 Shopping Park Area

H&M M&S next
 PRIMARK ASDA JD
 RIVER ISLAND NEW LOOK IKEA

WOBURN SANDS

Junction 13

Wickes

Bletchley Retail Park Area

home bargains Wickes Boots
 TKMAXX MATALAN
 halfords TESCO pets at home

STADIUM MK

A5

FENNY STRATFORD

BOW BRICKHILL

BLETCHLEY

A421

Investment Summary

- Prime South East Retail Warehouse Investment.
- Wickes have been in occupation for nearly 20 years.
- A sought after covenant with recent strong trading results. D&B 5A2.
- Located centrally in Milton Keynes as part of the Winterhill Cluster where other tenants include Morrisons, The Range, Homebase, B&M, Dunelm and Halfords.
- Planning allows the premises to be used for the sale of bulky durable goods.
- EPC of C(68).
- Excellent visibility to V6 Grafton Street.
- Unit of 36,500 sq ft plus builders yard of 4,750 sq ft.
- Let to Wickes Building Supplies Ltd until 2nd October 2028 at a passing rent of £638,750 per annum (£17.50 psf).
- Freehold, site of 2.51 acres.
- 124 car parking spaces representing 1: 294 sq ft.

