

# FOR SALE

 KirkbyDiamond



43 Burners Lane South  
Kiln Farm  
Milton Keynes  
MK11 3HA

Freehold detached / warehouse /  
head office building  
9,213 SqFt (855.89 SqM)

- Private car park providing 10 spaces
- 3 phase power
- Eaves height 5.5m
- Loading door 4m wide by 4m high



## Location

The city is strategically located on Junction 14 of the M1 motorway approximately 51 miles (82 km) northwest of London and 66 miles (106 km) southeast of Birmingham. The M1 motorway provides excellent road communications into Central London, the Midlands and the north of England.

Milton Keynes is served by Avanti West Coast and London Northwestern rail services, with trains running frequently to London Euston with the fastest journey time being approximately 35 minutes. There are also frequent trains running north to Birmingham (with an approximate journey time of 1 hour), Manchester and Glasgow. Therefore, the city is within convenient business travelling distance to Britain's commercial heartlands in the Midlands and the South East and Luton International Airport, which provides flights to various locations worldwide, is located approximately 22 miles (36 km) southeast of Milton Keynes.

The Kiln Farm Employment area is a well-established industrial estate within Milton Keynes and incorporates a wide range of property from speculatively built advance factory units to large purpose-built factory and warehouse buildings. There are, in addition, a number of business units which are primarily office related accommodation. The estate is within two minutes' drive of the A5 trunk road and the M1 motorway is approximately 15 minutes' drive away.

## Description

Freehold detached Industrial / Warehouse / Head office building. Total site area approx 0.3 acres. Benefiting from parking to the front, providing circa 10 spaces and loading / further parking to the rear. 3 Phase Power, eaves Height 5.5m, Loading Door 4m wide by 4m high, Kitchen and x4 WCs.

## Terms

The premises are to be Sold Freehold. With offers in the region of £1,000,000.

## EPC

D-99

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## Accommodation

### Floor Area (GIA)

The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition.

Accommodation	Sq Ft	Sq M
Ground floor / warehouse and offices	4,822	447.97
First floor offices	1,388	128.94
Mezzanine (currently fitted out as offices)	3,003	278.98
<b>Total</b>	<b>9,213</b>	<b>885.89</b>

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

## VAT

Intending occupiers should satisfy themselves as to the incidence

## Viewings

For further details please contact;

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