

TO LET

8,226 Sq Ft (764.2 Sq M)

- Established industrial area
- Good accessibility to transport links
- Rear loading yard
- 5.4 min eaves height
- Ample parking



38 Potters Lane

Kiln Farm, Milton Keynes, MK11 3HQ

>D KirkbyDiamond

Contact: Paul Quy or Tate James

Tel: 01908 678 800

kirkbydiamond.co.uk



LOCATION

- The unit is located within the established Kiln Farm Estate which provides a variety of industrial and distribution units approximately 4 miles from Milton Keynes Centre.
- J14 (M1) is approximately 7 miles distant whilst J13 (M1) is approximately 12 miles.
- The A5 which bisects Milton Keynes, is approximately 1,3 miles.

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 Google Maps

[Click here](#)



DESCRIPTION

- The Potters Lane units were constructed in the late 1970s and consist of 17 units in two outward facing terraces with loading off a spine road leading to loading canopies down the centre of the two terraces.
- Both terraces have car parking to the front office elevations.
- Units 37-44 are larger with an eaves height of approximately 5.40 metres. These units also benefit from part first floor space utilised as office accommodation.
- All units benefit from 3-phase power and other main services. The units also benefit from heating and lighting to the office areas. Loading to the units is via roller shutter doors to the rear.

TERMS

Available by way of a new FRI lease for a term to be agreed at a rent of £82,260 pax. VAT is payable.

ACCOMMODATION

Total	764.2 SQ M	8,226 SQ FT
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*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

Business Rates: From enquiries we understand that for the current year the rateable value is £48,750 per annum. This property may qualify for small business rate relief.

Service Charge: Available upon request

CONTACT:

 **PAUL QUY**
[07917 268653 paul.quy@kirkbydiamond.co.uk](mailto:paul.quy@kirkbydiamond.co.uk)

 **TATE JAMES**
[07810 746 885 tate.james@kirkbydiamond.co.uk](mailto:tate.james@kirkbydiamond.co.uk)