

# 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**

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[kirkbydiamond.co.uk](http://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.

 what3words

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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:

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