

# TO LET

13,387 Sq Ft

(1,243.65 Sq M)

- 3 phase power and other mains services
- Rear loading yard
- Ample parking
- Adjacent to the A5 and within 10 minutes of the M1



## Unit 14

Burners Lane, Kiln Farm, Milton Keynes, MK11 3HB

**>D KirkbyDiamond**

Contact: Tate James or Paul Quay

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

 what3words

///items.wasps.smiled

 Google Maps

Click here



## DESCRIPTION

- Mid-terrace industrial/warehouse premises with office to the front and warehouse / production, to the rear.
- Parking is provided to the front of the unit and the rear provides loading via a full height loading door.
- The building is of steel portal frame construction with vertically profiled steel sheet cladding.
- All units benefit from 3-phase power and other mains services.
- Loading to the units is via roller shutter door to the rear.

## TERMS

Available by way of a new IRI lease for a term to be agreed at a rent of £100,000 pax. VAT is payable

## ACCOMMODATION (Gross Internal Area\*)

**Total** **1,243.65 SQ M13,387 SQ FT**

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

**Service Charge:** Available upon request

## CONTACT:

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

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