

TO LET

3,743 Sq Ft (347.72 Sq M)

- › Fully Refurbished Warehouse/Industrial Unit
- › Two Roller Shutter Doors
- › Offices to Ground & First Floor
- › Loading Yard to Rear
- › On Site Parking



Unit 4/5

Centurion Court, Brick Close, Kiln Farm, Milton Keynes, MK11 3JB

Contact: Nick Bosworth or Tate James
Tel: 01908 678 800
eddisons.com





Location

- Centurion Court is situated at the end of Brick Close (off Pitfield), within the Kiln Farm employment area, with easy access to the A5 trunk road via Monks Way (H3)
- Central Milton Keynes is approximately 5 minutes drive time and Junction 14 of the M1 motorway is approximately 10 minutes drive time
- Milton Keynes Railway Station is on the main West Coast Intercity Line and is approximately 35 minutes journey time from London (Euston)

/// what3words

///eating.polka.results

 Google Maps

[Click here](#)

Description

- Centurion Court is built in a courtyard-style and was completed in 1990. It comprises 10 warehouse/business units, arranged in an L shape, with private parking to the front of each unit and individual loading to the rear
- The units are of steel portal framed construction, with a combination of block and profile steel elevations
- Each unit has an up and over sectional loading door to the rear yard and an eaves height of approximately 5 metres
- Integral 2 storey offices are provided in each unit
- Externally the units benefit from a tarmac surfaced loading area and brick paved car park

Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £52,400. VAT is payable

Accommodation (Gross Internal Area*)

Ground & First Floor	347.72 SQ M	3,743 SQ FT
Total	347.72 SQ M	3,743 SQ FT

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

EPC: D-80

Business Rates: The rateable value is £48,500. For the rates payable please contact us or www.voa.gov.uk

Service Charge: There is a contribution towards common part and external repair and maintenance. This is currently £4,604.64 + VAT per annum

Contact:

NICK BOSWORTH

[07721 128 798 Nick.Bosworth@kirkbydiamond.co.uk](mailto:07721128798.Nick.Bosworth@kirkbydiamond.co.uk)

TATE JAMES

[07810 746 885 tate.james@kirkbydiamond.co.uk](mailto:07810746885.tate.james@kirkbydiamond.co.uk)