

FOR SALE

8,104 SQ FT (752.86 SQ M)

- Light Industrial Investment for Sale in Milton Keynes
- Total Annual Income £81,610
- WAULT 3.75 Years



Units at Potters Lane
Kiln Farm, Milton Keynes, MK11 3HF

Contact: Nick Bosworth or Tate James
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Accommodation and Tenancy Schedule

Units	Size (sq ft)	EPC	Tenant	Term (years)	Lease End	Rent/sq ft	Annual Rent
Unit 3	1,625	E	Cityarch Limited	5	16/04/2030	£9.23	£15,000
Unit 15	818	E	Private Individual	5	29/01/2028	£12.22	£10,000
Unit 19	1,625	E	Private Individual	5	12/03/2030	£10.00	£16,250
Units 23 & 24	4,036	D	Cramphorn & Bell	6	28/03/2031	£10.00	£40,360
TOTAL	8,104						£81,610

Location

- The investment 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, approximately 1.3 miles.

Property Description

- Kiln Farm is an established industrial area within Milton Keynes and close to the A5 dual carriageway.
- The units are arranged in a courtyard type setting with ample common parking available.
- The five units are of steel portal frame construction with the walls being of concrete block and steel sheet cladding.
- Internally, the units benefit from toilet facilities and have a personnel access door to the front together with a roller shutter door.

Investment Summary

The WAULT 3.75 years to break.

The investment is for sale at a guide price of £1,100,000 reflecting a net initial yield of 7% assuming purchasers' costs at 5.5%.

Investment Details

VAT: Payable on the purchase price.

AMLR: Interested parties will be required to provide the appropriate information to satisfy the current AML regulations at the stage of Heads of Terms are agreed.

Data Room: Access will be provided upon request.


Legal Costs: Each party is to bear their own legal costs.

Contact:

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