

FOR SALE

785 – 2,390 Sq Ft

(72.93 – 222.03 Sq M)

- › Eaves Height – 3m
- › Office, Storage and Light Industrial Spaces
- › Front-Loading Roller Shutter Doors
- › Estate Parking



5 6 & 7

Potters Lane, Kiln Farm, Milton Keynes, MK11 3HE

Contact: Paul Quy or Cristian Coccozza

Tel: **01908 678800**

eddisons.com





Location

- Access is provided via Burners Lane South, within the established Kiln Farm employment area, which provides a variety of industrial and distribution units.
- Situated close to the A5 dual carriageway approximately 4 miles to the northwest of the city centre.
- J14 (M1) is approximately 7 miles, whilst J13 (M1) is approximately 12 miles.

 what3words
///canoe.amaze.womb

 Google Maps
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Description

- The units are of traditional industrial construction with approximately 3-metre eaves, featuring pedestrian access and front-loading facilities.
- The properties have undergone substantial internal alterations that have significantly changed their original configuration and intended purpose providing office's, boardrooms and loading areas.
- The units are arranged in a courtyard type setting with estate parking.
- Specification:
 - Unit 5 is currently fitted out entirely as open-plan office accommodation.
 - Unit 6 comprises a combination of office space, meeting rooms and storage.
 - Unit 7 provides storage and light industrial accommodation.

Terms

The freehold interest is available at a quote price of £200,000 per Unit or total £580,000. VAT is payable.

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Accommodation (Gross Internal Area*)

Unit 5	74.78 SQ M	805 SQ FT
Unit 6	74.32 SQ M	800 SQ FT
Unit 7	72.93 SQ M	785 SQ FT
Total	222.03 SQ M	2,390 SQ FT

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

EPC: Unit 5: B-44
Unit 6: B-42
Unit 7: B-38

Business Rates: The rateable value is £26,750. For the rates payable please contact us or www.voa.gov.uk

Service Charge: Available upon request.

Contact:

PAUL QUY
[07917 268653 paul.quy@eddisons.com](mailto:paul.quy@eddisons.com)

CRISTIAN COCOZZA
[07810 746 885 Cristian.Cocozza@eddisons.com](mailto:Cristian.Cocozza@eddisons.com)