

# TO LET

6,781 Sq Ft (629.95 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



**26 Burners Lane**  
Kiln Farm, Milton Keynes, MK11 3HA

**>D KirkbyDiamond**

Contact: Paul Quy or Tate James

Tel: 01908 678 800

[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 mile

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 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 doors to the rear

## ACCOMMODATION (Gross Internal Area\*)

<b>Total</b>	<b>629.95 SQ M</b>	<b>6,781 SQ FT</b>
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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 £25,000 per annum. This property may qualify for small business rate relief.

## CONTACT:

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