

TO LET

5,452 Sq Ft (506.49 Sq M)

- › Steel portal frame industrial unit.
- › All units benefit from 3-phase power and other main services.
- › Benefits from heating and light to the office areas.
- › Loading via a roller shutter door to the rear
- › Located in Kiln Farm Estate.



43 Potters Lane

Kiln Farm, Milton Keynes, MK11 3HQ



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

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 Google Maps

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DESCRIPTION

- The Potters Lane units were constructed in the late 1970s and consist of 17 units in two outward facing terraces with loading off a spine road leading to loading canopies down the centre of the two terraces.
- Both terraces have car parking to the front office elevations.
- Units 37-44 are larger with an eaves height of approximately 5.40 metres. These units also benefit from part first floor space utilised as office accommodation
- The buildings are steel portal frame construction with vertically profiled steel sheet cladding. The roofs of both terraces were overclad in 2010 at the cost of the landlord.
- All units benefit from 3-phase power and other main services. The units also benefit from heating and lighting to the office areas. Loading to the units is via roller shutter doors to the rear.

ACCOMMODATION (Gross Internal Area*)

Total	506.49 SQ M	5,452 SQ FT
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*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: EPC D (96)

Business Rates: The rateable value is £38,500. For the rates payable please contact us or www.voa.gov.uk

Estate Charge: Available upon request

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