

# 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

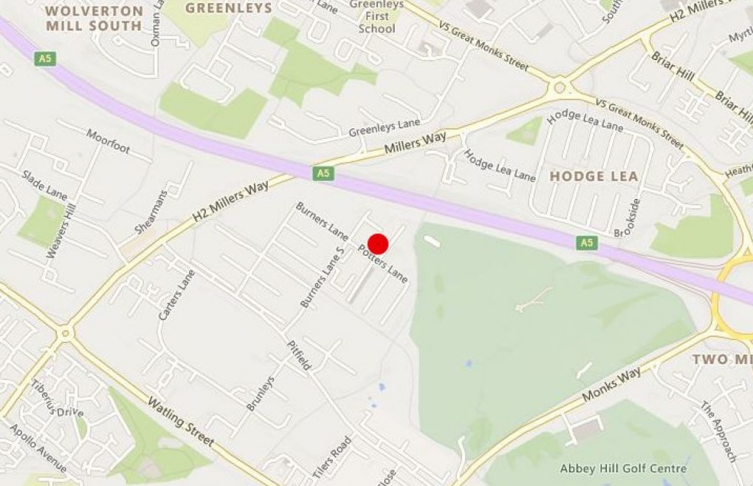


5, 6 & 7

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

Contact: Paul Quay or Tate James  
Tel: 01908 678800  
[eddisons.com](http://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.

## 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
<b>Total</b>	<b>222.03 SQ M</b>	<b>2,390 SQ FT</b>

\*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](http://www.voa.gov.uk)

**Service Charge:** Available upon request.

## Contact:

PAUL QUY

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