

TO LET

5,066 – 9,904 Sq Ft

(470.63 – 920.08 Sq M)

- › Recently Refurbished Warehouse
- › Good estate parking
- › Service/access yard to the rear
- › Established industrial area



11 Carters Lane

Kiln Farm, Milton Keynes, MK11 3ER

Contact: Paul Quy or Tate James

Tel: **01908 678800**

eddisons.com





Location

- The Kiln Farm Employment Area is 3½ miles to the North West of Central Milton Keynes, close to the established towns of Stony Stratford and Wolverton.
- Kiln Farm is accessed directly from three of the main 'grid roads, V4 Watling Street, H2 Millers Way and H3 Monks Way and in close proximity to the A5.
- Major occupiers of Kiln Farm include Royal Mil, WD40, Waddingtons Europe and Rockwell Automation.

 what3words

[///shippers.confronts.sigh](http://shippers.confronts.sigh)

 Google Maps

[Click here](#)



Description

- Warehouse with two storey ancillary offices to front.
- Well established employment area.
- Shared loading yard with gated access, good estate parking.
- Recently refurbished.
- Approximately 10% translucent light panelling to warehouse.

Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £11 psf/pax. VAT is payable.

Accommodation (Gross Internal Area*)

Ground Floor	920.08 SQ M	9,904 SQ FT
Total	920.08 SQ M	9,904 SQ FT

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

EPC: C-56

Business Rates: The rateable value is £79,000. For the rates payable please contact us or www.voa.gov.uk

Estate Charge: Available upon request

Contact:

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

TATE JAMES
[07810 746 885 tate.james@eddisons.com](mailto:tate.james@eddisons.com)