

TO LET

5,000 Sq Ft

(464.5 Sq M)

- › Good estate parking
- › Established industrial area
- › Apex Height – 7.66 metres
- › Recently refurbished



Unit 7

Carters Lane, Kiln Farm, Milton Keynes, MK11 3ER

Contact: Tate James or Paul Quay
Tel: 01908 678 800
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 Mail, WD40, Waddingtons Europe and Rockwell Automation.

 what3words

[///flamingo.promoting.branch](https://flamingo.promoting.branch)

 Google Maps

[Click here](#)



Description

- Warehouse with ancillary office to front.
- Well established employment area.
- Shared loading yard with gated access, good estate parking.
- 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 £55,000. VAT is payable

Accommodation (Gross Internal Area*)

Warehouse	409.5 SQ M	4,407 SQ FT
Office	55.09 SQ M	593 SQ FT
Total	464.5 SQ M	5,000 SQ FT

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

EPC: C (67)

Business Rates: The rateable value is approximately £39,000. For the rates payable please contact us or www.voa.gov.uk

Estate Charge: Available upon request

Contact:

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