

# TO LET

1,580 Sq Ft (146.78 Sq M)

- Premier Industrial Location
- Flexible Space
- 24 Hour Access
- Secure Estate
- Office Space

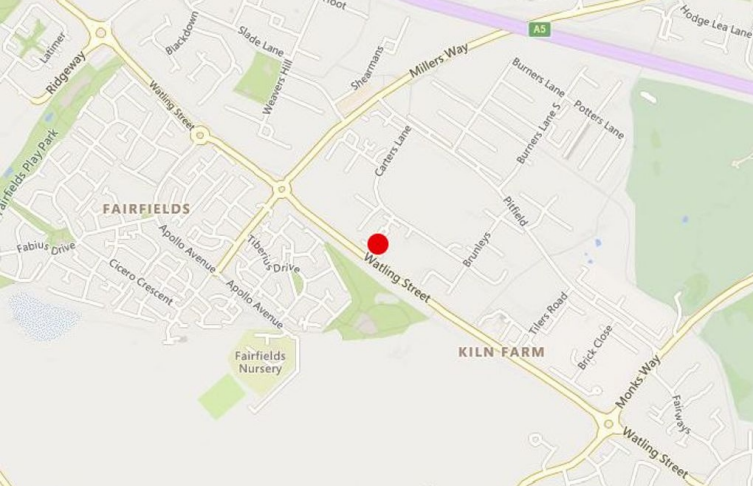


## Unit 31

Carters Yard, Kiln Farm, Milton Keynes, MK11 3HL

Contact: Cristian Coccozza or Paul Quay  
Tel: 01908 678 800  
[eddisons.com](http://eddisons.com)





## Location

- Carters Yard is conveniently positioned in Kiln Farm, the estate offers excellent connectivity.
- The A5 is just 1 mile away, providing direct access to major road networks.
- Milton Keynes Central Station is within 4 miles, ensuring strong rail connections, while Luton Airport is just 25 miles away, making it an attractive location for businesses requiring regional and national transport links.

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Google Maps

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## Description

- The premises is for use as a general industrial premise and is available on flexible terms.
- The site benefits from car parking and 24 hour access.
- Internally the unit has a WC facility and both pedestrianised and loading access to the front.

## Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £23,200. VAT is payable.



## Accommodation (Gross Internal Area\*)

| Total | 146.78 SQ M | 1,580 SQ FT |
|-------|-------------|-------------|
|-------|-------------|-------------|

\*The property has been measured in accordance with the RICS Property Measurements Standard 8th Edition

EPC: D-84

**Business Rates:** The rateable value from the 1st April 2026 is £16,750. For the rates payable please contact us or [www.voa.gov.uk](http://www.voa.gov.uk)

**Service Charge:** There is a contribution towards common part and external repair and maintenance. This is currently £2,900 per annum.

## Contact:

CRISTIAN COCOZZA

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