

TO LET

2,555 Sq Ft (237.36 Sq M)

- › Light Industrial Unit with Office Space
- › Located in Kiln Farm Employment Area
- › Central Heating with Air Conditioning
- › 12 Car Parking Spaces
- › Site Area – 0.38 Acres



41 Burners Lane South

Kiln Farm, Milton Keynes, MK11 3HA

Contact: Nick Bosworth or Cristian Coccozza
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eddisons.com





Location

- Kiln Farm is situated to the north of Central Milton Keynes, close to the established towns of Stony Stratford and Wolverton.
- The employment area of Kiln Farm lies adjacent to the A5 trunk road and with good access to the M1 motorway with Junction 14 being just 7 miles away.
- Major occupiers at Kiln Farm include Royal Mail, WD40, Centrex Computer Services, Lightning Source UK, Norbert Dentressangle and Par Pak.

 what3words

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 Google Maps

[Click here](#)



Description

- The property comprises of a hybrid industrial unit.
- Access is provided via Burners Lane South, within the Kiln Farm employment area, which is situated close to the A5 dual carriageway to the northwest of the Milton Keynes city centre.
- The unit is of traditional industrial construction with approximately 3-metre eaves, featuring pedestrian access and gated yard to the rear.
- The property has undergone substantial internal alterations that have significantly changed their original configuration and intended purpose. The unit comprises a combination of office space, meeting rooms and storage.
- The site itself extends to approximately 0.38 acres, including car parking for 12 vehicles and access.

Terms

Available by way of a new lease for a term to be agreed. Rent on application.



Accommodation (Gross Internal Area*)

Total	237.36 SQ M	2,555 SQ FT
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*The property has been measured in accordance with the RICS Property Measurements Standard 8th Edition

EPC: C-74

Business Rates: The rateable value is £30,000. For the rates payable please contact us or www.voa.gov.uk

Service Charge: Available upon request

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