

TO LET

3,100 Sq Ft (287.99 Sq M)

- Excellent Access to A5 and M1
- Clear Height of 5.5m
- Central Loading Bay and Service Yard
- Office Areas
- 24/7 Access



Unit 12

Burners Lane, Kiln Farm, Milton Keynes, MK11 3HB

Contact: Cristian Coccozza or Paul Quay
Tel: 01908 678800
eddisons.com





Location

- The unit is located within the established Kiln Farm Estate which provides a variety of industrial and distribution units approximately 4 miles from Milton Keynes Centre.
- J14 (M1) is approximately 7 miles distant whilst J13 (M1) is approximately 12 miles, both are easily accessible to the east, via the dual carriageway network, and there is a fast intercity rail service to London (Euston) with journey times as quick as 30 minutes.
- Kiln Farm boasts great transport connection, sited adjacent to the A5 in the western area of Milton Keynes, just 1.3 miles away.

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Description

- Mid-terrace industrial/warehouse premises with office to the front and warehouse/production, to the rear.
- The building is of steel portal frame construction with vertically profiled steel sheet cladding.
- All mains services including water, drainage, gas and three phase power are connected to the property.
- Parking is provided to the front of the unit and the rear provides loading via a full height roller shutter loading door.
- This property also features:
 - service door is 4m x 5m high
 - EV charging
 - CCTV onsite and mobile security patrols

Terms

Available by way of a new IRI lease for a term to be agreed at a rent of £34,100 pa. VAT is payable.

Accommodation (Gross Internal Area*)

Total	287.99 SQ M	3,100 SQ FT
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*The property has been measured in accordance with the RICS Property Measurements Standard 8th Edition

EPC: B-44

Business Rates: The rateable value from the 1st April 2026 is £26,750. For the rates payable please contact us or www.voa.gov.uk

Service Charge: There is a contribution towards common part and external repair and maintenance. This is currently £1,141.91 per annum exclusive.

Contact:

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