TO LET

5,318 Sq Ft (494.04 Sq M)

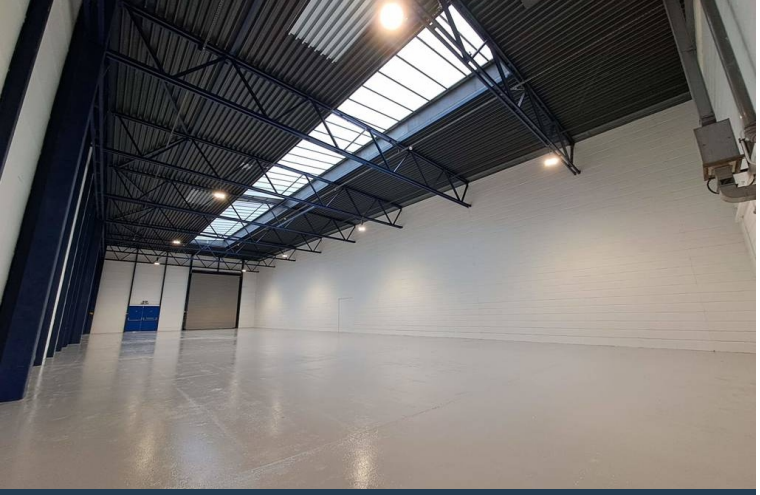
- 3 phase power and other mains services
- Rear loading yard
- Ample parking
- Adjacent to the A5 and within 10 minutes of the M1
- Indicative photos of potential refurbished space

34 Burners Lane

Kiln Farm, Milton Keynes, MK11 3HB

Contact: Paul Quy or Cristian Cocozza
Tel: **01908 678800**
eddisons.com

BTG Eddisons



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.
- The A5 which bisects Milton Keynes, is approximately 1.3 miles.

what3words

///flocking.breaches.amends

Google Maps

Click here

Description

- Mid-terrace industrial/warehouse premises with office to the front and warehouse/production, to the rear.
- Parking is provided to the front of the unit and the rear provides loading via a full height loading door.
- The building is of steel portal frame construction with vertically profiled steel sheet cladding.
- All units benefit from 3-phase power.
- Loading to the units is via roller shutter doors to the rear.

Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £57,168.50 pax. VAT is payable.

Accommodation (Gross Internal Area*)

Total	**494.04 SQ M**	**5,318 SQ FT**

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

EPC: E-124

Business Rates: The rateable value is £48,500. For the rates payable please contact us or www.voa.gov.uk

Contact:

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