



**UNIT 19 BURNERS LANE, KILN FARM BUSINESS PARK,
STACEY BUSHES, MILTON KEYNES, MK12 6HP**

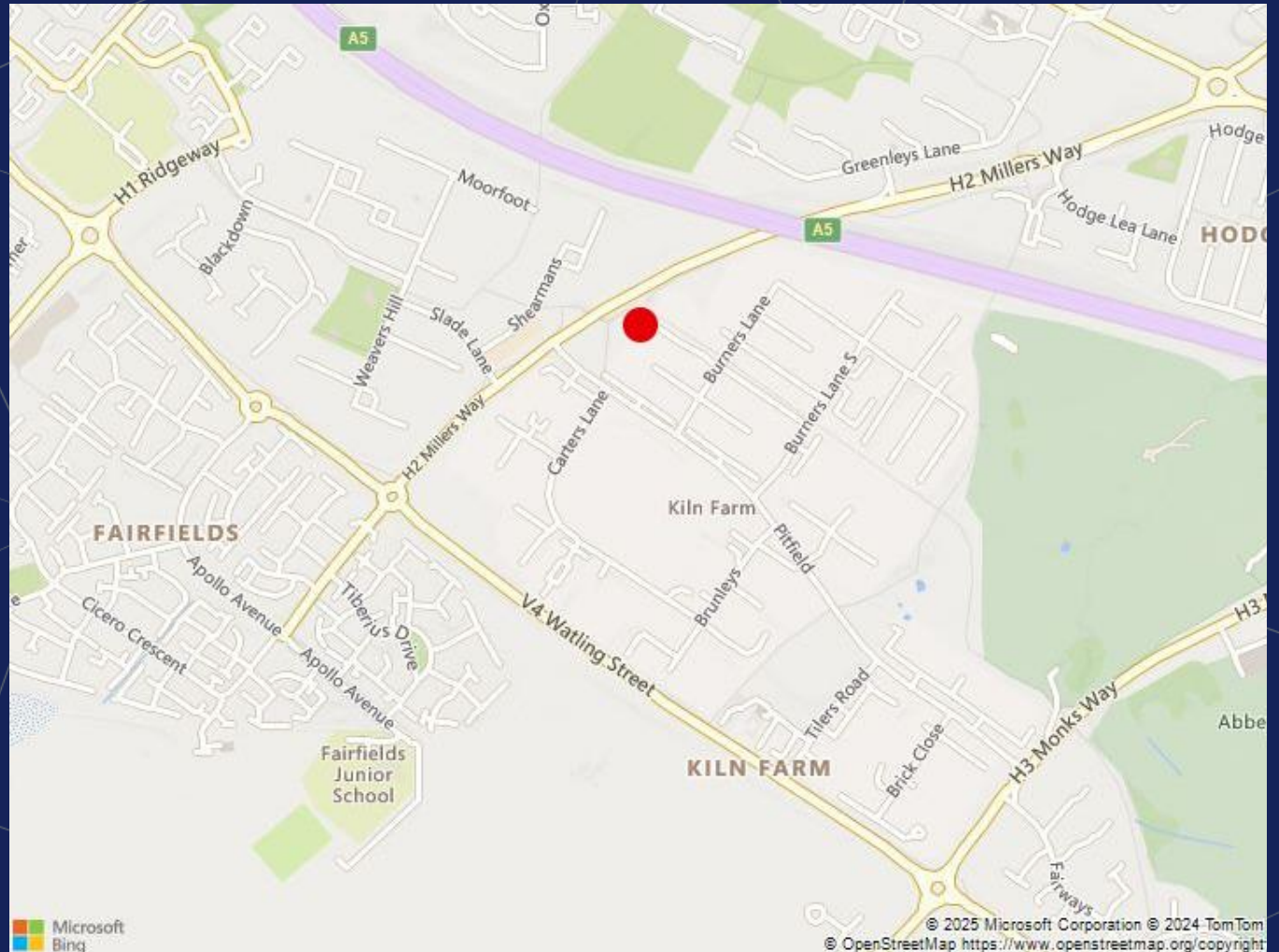
TO LET | INDUSTRIAL: 14,061 SQ FT (1,306 SQ M)



LOCATION

Kiln Farm is located on the Western side of Milton Keynes adjacent to the Abbey Hill Interchange of the A5 dual carriageway with Junction 14 of the M1 motorway approximately 6.5 miles to the East and Central Milton Keynes within 3.5 miles to the East.

Mainline rail services are also available from Milton Keynes train station and in turn fast trains (circa 35 minutes) to London Euston.”



SUMMARY



Description

The premises comprise an end-terrace warehouse/production unit situated at one side of a horseshoe configuration forming Kiln Farm Business Park.

The unit is of steel frame construction with steel clad elevations beneath a pitched roof structure incorporating glazed panels which provide good natural light.

Internally the has a warehouse/production space with a clear eaves height of 5.5m, lighting and one ground level loading door. There is two-storey office/ancillary accommodation to the front of the unit.

Externally there is car parking to the front elevation with loading to the rear of the unit via a single ground level loading door, accessed via a secure gated shared service yard.

Additional information:

All mains services including water, drainage, gas and three phase power are believed to be connected to the property. Bidwells has not tested any of the available services and interested parties are advised to make their own enquiries as to their condition.

Additional information

Terms

The unit is offered by way of a new full repairing and insuring lease for a term to be agreed.

Full details are available on application to the agent.

Rates

We understand the unit has a current Rateable Value of £42,000. Interested parties are advised to make their own enquiries to the Local Rating Authority, Milton Keynes City Council (t: 01908 253794) to verify this information.

Legal costs

Each party to be responsible for their own legal costs incurred in the transaction.

Value added tax

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

EPC

The Energy Performance Rating of this property is C 51. The certificate and full report are available on request.

Postcode

MK11 3HA.

ACCOMMODATION

Unit 19 Burners Lane

Description	Sq ft	Sq m
Warehouse	10,993	1,021
Ground Floor Office/ Ancillary	1,615	150
First Floor Office/Ancillary	1,453	135
Total	14,061	1,306

The unit is measured on a Gross Internal Area basis.



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