



Barn Conversion Offices – 1,351 sq ft (125.5 sq m)

In Brief

- Ground floor offices
- Barn conversion
- Approximately 3 miles from Central Milton Keynes
- 15 car parking spaces (1:90 sq ft)

**UPPER TILERS BARN, KELLER CLOSE
KILN FARM, MILTON KEYNES MK11 3LL
TO LET**

Location

The property is located within a small barn conversion office scheme off Keller Close in Kiln Farm, close to the junction of Tilers Road and the V4 Watling Street. Kiln Farm is in close proximity to the A5 and approximately 3 miles from Central Milton Keynes.

The historic market town of Stony Stratford is within a 5-minute drive and offers local amenities including restaurants, coffee shops and high street shops.

The accommodation is situated within a small office cluster comprising similar properties.

Description

The property comprises ground floor offices created from converted barns to provide attractive and functional open plan offices under vaulted ceilings with exposed oak beams. The property benefits from a meeting room/private office at one end of the building, a small kitchenette and both male and female WCs.

Externally the property benefits from 15 dedicated barrier controlled car parking spaces.

Accommodation

The property comprises a gross internal area of 1,351 sq ft (125.5 sq m).

Services

All mains services are believed to be available, including fibre broadband. The property is fitted with ceiling fans and an intruder alarm. Bidwells have not tested any of the available services and interested parties are advised to make their own enquiries as to their condition.

Terms

The premises are available by way of a new full repairing and insuring lease. Terms are available on application.

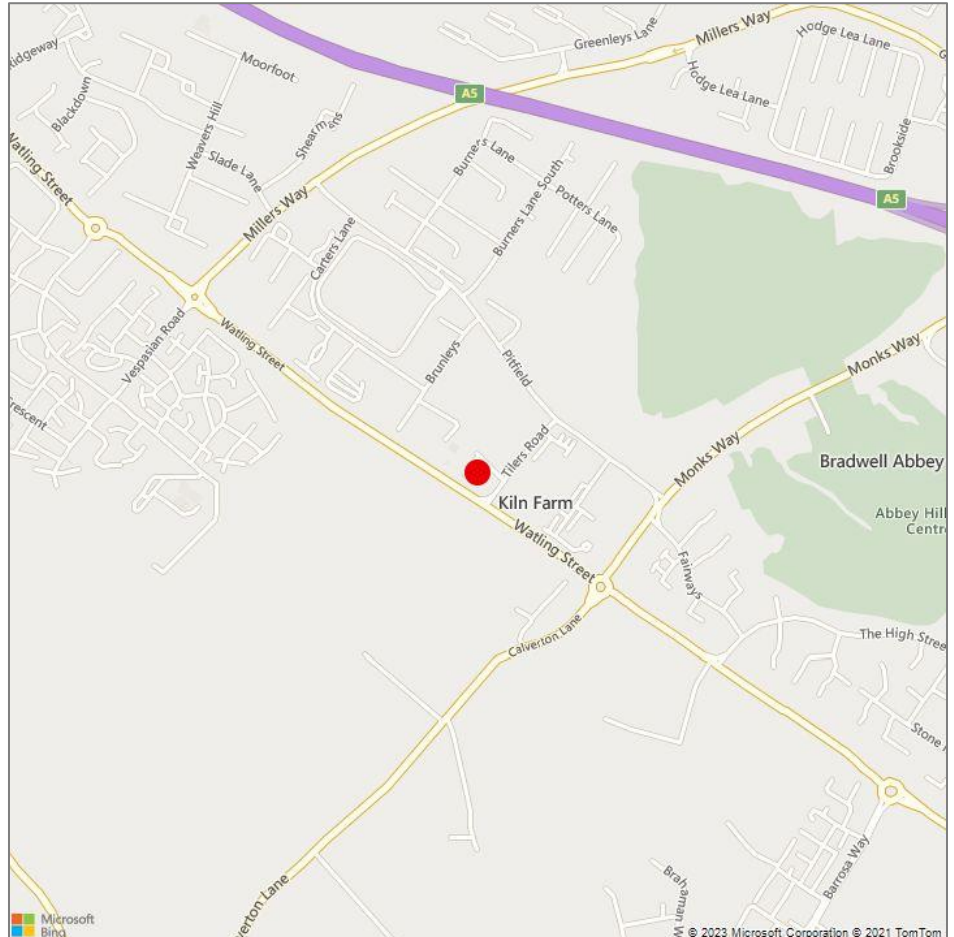
Value Added Tax

Prices, outgoing and rentals quoted are exclusive of VAT, which may be charged in addition at the standard rate.

Important Notice

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Bidwells LLP has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells LLP have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.

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Date: 23/01/2023



Additional Information

Rates

We understand that the premises have a Rateable Value of £17,000 as at the 1st April 2022. Interested parties are advised to make their own enquiries to the Local Rating Authority, Milton Keynes Council (t: 01908 691 691).

Legal Costs

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

EPC

The energy rating of this property is C 75. The certificate and full report are available on request.

Postcode

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