



TO LET

UNIT 49 POTTERS LANE, KILN FARM, MILTON
KEYNES MK11 3HQ
2,314 Sq Ft

- STEPPED RENTS AVAILABLE
- 10+ parking spaces
- 5.4 min eaves height
- Three phase power
- Clear span warehouse with office accommodation
- Full Height Roller Shutter & HGV access

020 8252 8000

Dockmasters House, 1 Hertsmere Road, London

UNIT 49 POTTERS LANE, POTTERS LANE, MILTON KEYNES, BUCKINGHAMSHIRE, MK11 3HQ

Stepped rent incentives are available, with rent from £27,000 per annum.

Unit 49 provides approximately **2,314 sq ft** of modern industrial / warehouse accommodation on the recently refurbished **Potters Lane Estate**, within the established **Kiln Farm** employment area of Milton Keynes.

The property is of steel portal frame construction with vertically profiled steel sheet cladding. The accommodation benefits from a clear span warehouse area, full-height roller shutter loading door to the rear, HGV access and pedestrian entrance to the front.

The unit has a minimum eaves height of approximately **5.4m** and benefits from **three phase power**, 3-phase and single-phase electricity, office accommodation and WC facilities serving both the office and warehouse areas.

Externally, the property provides **10+ parking spaces**, supporting staff, visitor and operational use.

Location

Potters Lane Estate is located within **Kiln Farm**, an established employment area in Milton Keynes.

The unit is approximately **4 miles** from **Central Milton Keynes** and benefits from good road connectivity. The **A5** is approximately **1.3 miles** away, while the **M1** is accessible via **Junction 14**, approximately **7 miles** away, and **Junction 13**, approximately **12 miles** away.

Nearby railway stations include:

Wolverton Station – approximately 1.41 miles

Milton Keynes Central Station – approximately 2.19 miles

Bletchley Station – approximately 5.1 miles

Legal Costs

Each party to bear their own legal costs incurred.

Accommodation

The property provides approximately **2,314 sq ft** of modern industrial / warehouse accommodation with office accommodation.

VAT

VAT may be applicable.

Planning Information

The property is suitable for light industrial, storage, distribution warehouse, warehouse, heavy industrial and industrial park uses, subject to the necessary consents.

Interested parties should make their own enquiries with the local planning authority to satisfy themselves that their proposed use is acceptable.

Services

The property benefits from **three phase power**, 3-phase and single-phase electricity and WC facilities serving both office and warehouse areas. Interested parties should satisfy themselves as to the availability and capacity of all services.

Service Charge

The service charge is listed as **£1,923**.

Additional Information

Rent

£27,000 Per Annum

Viewing

Strictly by appointment through Petchey Holdings.

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