

TO LET

UNIT 37 POTTERS LANE, KILN
FARM, MILTON KEYNES MK11 3HQ
8,269 Sq Ft

- *STEPPED RENT INCENTIVES*
from £75,750 pa/ £6,313 pcm
- Full Height Roller Shutter
- 6.5 min eaves height
- 10+ parking spaces available
- Newly refurbished unit
- Three phase power with 200amp supply

020 8252 8000

Dockmasters House, 1 Hertsmere Road, London

Petchey
HOLDINGS

UNIT 37 POTTERS LANE, POTTERS LANE, MILTON KEYNES, BUCKINGHAMSHIRE, MK11 3HQ

Stepped rent incentives are available from £75,750 per annum, subject to lease terms.

Unit 37 provides approximately **8,269 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 comprises an end-terrace industrial unit of steel portal frame construction with vertically profiled steel sheet cladding. The warehouse provides clear-span accommodation with a minimum eaves height of approximately **6.5m**, making it suitable for a range of industrial, storage, warehouse and distribution uses, subject to the necessary consents.

The unit benefits from a full-height roller shutter loading door to the rear, a pedestrian entrance to the front, three phase and single phase electricity, a **200amp electricity supply**, WC facilities and a fully fitted security system.

Externally, the property benefits from **10+ parking spaces**, with practical access for loading and day-to-day business operations.

Location

Potters Lane Estate is located within **Kiln Farm**, an established industrial and distribution location approximately **4 miles from Central Milton Keynes**.

The estate benefits from good road connectivity, with the **A5 approximately 1.3 miles away**, **M1 Junction 14 approximately 7 miles away** and **M1 Junction 13 approximately 12 miles away**.

Nearby railway stations include **Wolverton Station**, **Milton Keynes Central Station** and **Bletchley Station**.

Legal Costs

Each party to bear their own legal costs incurred.

Accommodation

The property provides approximately **8,269 sq ft** of industrial / warehouse accommodation.

VAT

VAT may be applicable.

Planning Information

The property is listed for light industrial use, with storage, distribution warehouse, warehouse, heavy industrial and industrial park uses also noted. Interested parties should make their own enquiries with the local planning authority to confirm that their proposed use is acceptable.

Services

The property benefits from three phase power, single phase electricity, a **200amp electricity supply** and WC facilities. Interested parties should satisfy themselves as to the availability and capacity of all services.

Service Charge

The service charge is listed as **£7,704 per annum**.

Additional Information

Rent

£75,750 Per Annum

Viewing

Strictly by appointment through Petchey Holdings.

James Mathew

jmathew@petchey.co.uk 020 8252 8000

