



4 TO LET

UNIT 42 POTTERS LANE, KILN FARM,
MILTON KEYNES MK11 3HQ
5,452 Sq Ft

- *Stepped Rent Incentives* from £54,500 pa
- 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 42 POTTERS LANE, POTTERS LANE, MILTON KEYNES, BUCKINGHAMSHIRE, MK11 3HQ

Stepped Rent Incentives from £54,500 pa

TO LET - 5,452 SQ FT INDUSTRIAL UNIT
Potters Lane Estate, Kiln Farm, Milton Keynes

Description

A modern terrace industrial unit of 5,452 sq ft situated 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. Accommodation benefits from:

- 200amp electricity supply
- Full height roller shutter loading door (to the rear)
- Pedestrian entrance (to the front)
- Minimum eaves height of 6.5m
- Fully fitted security system
- Clear span warehouse accommodation
- 3-phase and single-phase electricity
- WC facilities serving both office and warehouse areas

Terms

The property is available to let on terms to be agreed. Further details on quoting rent and lease terms are available upon request.

Location

The unit is well located within Kiln Farm, approximately 4 miles from Central Milton Keynes.

- M1 (J14) - approx. 7 miles
- M1 (J13) - approx. 12 miles
- A5 - approx. 1.3 miles

Kiln Farm is an established industrial and distribution location, home to a variety of occupiers.

Legal Costs

Each party to bear their own legal costs.

Accommodation
5,452 SQ FT INDUSTRIAL UNIT

VAT

VAT may be applicable.

Additional Information

Rent

Incentives available from £54,500 Per Annum
(Reduced rent for Year 1 and 2, subject to contract)

Viewing

Strictly by appointment through Petchey Holdings.

James Mathew

jmathew@petchey.co.uk 020 8252 8000

