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UNITS 2-3 TILERS ROAD | KILN FARM | MILTON KEYNES | MK11 3LH

INDUSTRIAL/WAREHOUSE PREMISES TO LET

27,717 sq ft / 2,575m²

- Suitable for a range of industrial and warehouse uses
- Currently partly fitted out for food production to BRC Grade A Standard
- Minimum internal eaves height of 5.7m rising to 6.5m
- Two ground level loading doors
- Fully-fitted ground floor office accommodation
- Additional mezzanine floor area of 5,888 sq ft (547 m²)
- Lease assignment available at a rent of £4.55 per sq ft pa



Location

Tilers Road is a main estate road within the Kiln Farm employment area in Milton Keynes, directly accessed from the V4 Watling Street major urban 'grid-road'. Kiln Farm is 1 mile from the A5 intersection at Abbey Hill and 3 miles from Central Milton Keynes. Major occupiers in Kiln Farm include XPO Logistics, Energie Fitness, RWDI, Metaltex, Sansetsu, Royal Mail, Rockwell Automation and WD40.

Description

Units 2-3 Tilers Road is an industrial/warehouse premises of modern steel portal framed construction with a reinforced concrete floor slab and elevations clad with vertical profiled steel panels. The minimum internal eaves height is 5.7m rising to 6.4m at the apex of the steel frame. There is glazing to the front elevation and two ground level access loading doors measuring approximately 4.5m x 5.2m.

The property has been fitted-out for food production, packaging and distribution purposes. Approximately one-third of the facility is fitted to a British Retail Consortium (BRC) Grade A production standard. This area also includes a mezzanine floor of approximately 5,888 sq ft (547 m²). The open warehouse area in the remaining two-thirds of the property benefits from gas fired warm air heating, high bay lighting, fully-fitted office accommodation with LED lighting, wood flooring, male & female toilet facilities and a kitchen area.

There is a private car parking area and service yard to the front of the premises.

Specification

- ✓ Modern industrial/warehouse premises suitable for a range of production and distribution uses
- ✓ Partly fitted to BRC Grade A food production standard
- ✓ Office accommodation, heating, lighting, kitchen and toilet facilities
- ✓ Two ground level loading doors
- ✓ Minimum eaves height of 5.7m rising to 6.5m at the apex of the steel frame

Lease Terms

The property is available by means of an assignment of the existing lease expiring 24th December 2026 with a tenant's break option effective on 25th December 2021.

Alternatively a new lease may be available upon terms to be agreed.

Rent

£126,306 pa exclusive until 24th December 2020 and £133,323 pa thereafter, subject to a rent review effective from 25th December 2021.

Rent is payable quarterly in advance.

Service Charge

There is a service charge payable as a contribution towards the maintenance and management of the common parts of the estate.



Business Rates

	Rateable Value (2017)	Estimated Rates Payable (2019/20)
2-3 Tilers Road	£97,000	£49,470

Floor Areas

	Gross Internal Floor Area (m ²)	Gross Internal Floor Area (sq ft)
2-3 Tilers Road	2,575	27,717

There is an additional mezzanine floor area of 5,888 sq ft (547 m²) within Unit 2 Tilers Road.

EPC

The property has an EPC Asset Rating of [To Be Confirmed].

Viewing and further information:

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