



**louchshacklock**  
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**1 CARTERS LANE | KILN FARM | MILTON KEYNES | MK11 3ET**

## **WAREHOUSE UNIT TO LET** **25,336 sq ft (2,353 m<sup>2</sup>)**

- Detached production/warehouse building
- Large secure yard
- Excellent location adjoining V4 Watling St & H2 Millers Way
- 1 mile from the A5 junction at Abbey Hill





## Location

Kiln Farm employment area is 3.5 miles to the North West of Central Milton Keynes, close to the established towns of Stony Stratford and Wolverton. Kiln Farm is accessed directly from three of the main urban "grid roads" V4 Watling Street, H2 Millers Way and H3 Monks Way.

Major occupiers in Kiln Farm include Royal Mail, WD40, IBM, Par-Pak Europe Ltd, Norbert Dentressangle and Rockwell Automation.

## Description

1 Carters Lane is a detached industrial/warehouse building of steel-framed construction with elevations finished in coloured plastisol coated galvanised steel cladding and glazed curtain walling to the front elevation.

## Specification

- ✓ Secure rear yard of approximately 1,100 m<sup>2</sup> (11,840 sq ft)
- ✓ Large shared estate car parking areas
- ✓ Minimum internal clear height of 5.4m
- ✓ 3-phase electricity supply
- ✓ Gas fired warm air heating to the warehouse
- ✓ Two surface level loading doors
- ✓ First floor office accommodation

## Energy Performance Certificate

The EPC can be downloaded by clicking here:

## Terms & Tenure

The property is available by means of a new full repairing and insuring lease for a term to be agreed.

## Rent

£171,000 pa exclusive. Rent is payable quarterly in advance.

## Business Rates

Property Address	Rateable Value 2017	Rates payable 2019/20
1 CARTERS LANE	£89,500	£45,108

Interested parties should contact Milton Keynes Council to verify the amount of business rates payable (Tel: 01908 253794).



## VAT

All rents, prices and premiums are stated exclusive of VAT.

## Floor Areas

	Gross Internal floor area (m <sup>2</sup> )	Gross Internal floor area (sq ft)
First floor Office	200.76 m <sup>2</sup>	2,161 sq ft
Warehouse	1,961.63 m <sup>2</sup>	21,115 sq ft
Warehouse under-croft	191.37 m <sup>2</sup>	2,060 sq ft
<b>TOTAL</b>	<b>2,353.76 m<sup>2</sup></b>	<b>25,336 sq ft</b>

## Viewing and further information:

Chris McClure/Jonathan Whittle



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