

# 34 - 76 BURNERS LANE

KILN FARM INDUSTRIAL ESTATE • MILTON KEYNES • MK11 3HD

REFURBISHED  
UNITS  
NOW AVAILABLE

## TO LET

Modern industrial units from 3,758 – 5,286 sq ft (349.12 – 491.08 sq m)



- Good access to A5 & M1 Junction 14
- Generous parking & secure yard
- 4.9m high loading doors
- Minimum internal height 5.4m

## LOCATION

**Burners Lane** is situated off Pitfield at the heart of the Kiln Farm employment area, with easy access to the A5 via Monks Way (H3).

Central Milton Keynes is approximately 5 minutes drive time and Junction 14 of the M1 motorway is approximately 10 minutes drive time.

Milton Keynes Railway Station is on the main West Coast Intercity Line and is approximately 40 minutes journey time from London (Euston).

## DESCRIPTION

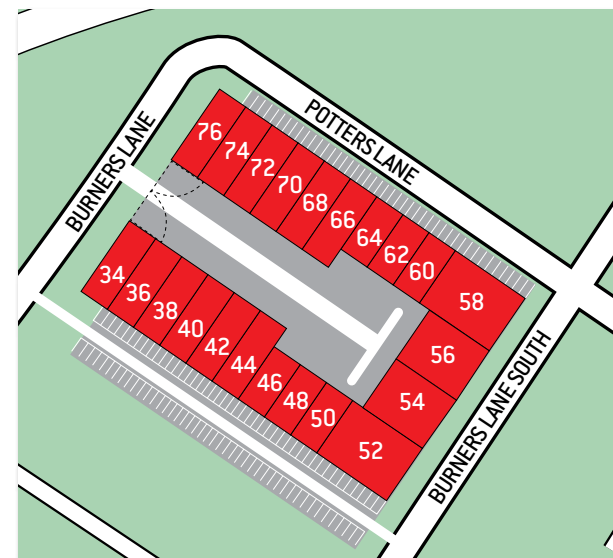
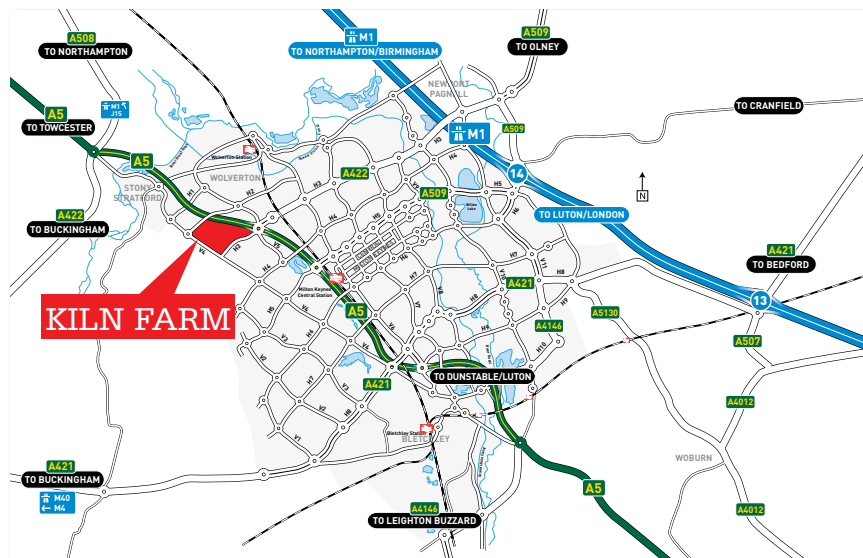
The estate is arranged in a 'U' shape with a central courtyard providing a common loading area (secured by a gate). Plentiful parking is provided to each unit and loading is provided via the common service yard.

The units are of steel portal frame construction with a minimum eaves height of 5.4m. Elevations are clad with profiled sheet steel and loading doors are up and over, with a minimum clear height of 4.9m. Two storey integral offices are provided to the front of each unit.

Externally, the estate benefits from a landscaped environment with tarmac surfaced loading and car parking areas.

## SPECIFICATION

- ✓ Generous car parking
- ✓ Loading doors approx 4.9m high
- ✓ Steel portal frame construction
- ✓ Double glazed windows and doors
- ✓ Ground and first floor offices
- ✓ Approx 5.4m internal height
- ✓ Secure yard area to rear of units



## EPC's

Energy Performance Certificates are available on request.

## TERMS

The units are available by way of new full repairing and insuring leases on terms to be agreed.

## VIEWING & AVAILABILITY

Please contact the joint Agents for details of current availability and viewing arrangements.

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