

Mileway

Units K1 & K3 Kiln Farm, Milton Keynes, MK11 3LW

MILTON KEYNES

Kiln Farm

Available To Let

Two refurbished warehouse units
32,135 - 38,504 sq ft

Kiln Farm



- Enclosed secure yards to each unit
- New level access loading doors
- First floor offices
- Ground floor under-croft areas
- Ability to combine units
- Suitable for Classes B1(c), B2, B8

Available To Let
Two refurbished warehouse units
32,135 – 38,504 sq ft

Two detached warehouse units with recently completed back to frame refurbishment. As part of the refurbishment the external areas were reconfigured to provide three self contained and enclosed yards.

Each unit benefits from new level access loading doors (K1 has 5 and K3 has 3), generous car parking allocations, first floor offices and ground floor under-croft areas – all delivered to a modern standard.

Eaves heights 4.25m and 7m across the two units:
K1 – 5.25m rising to 6.35m;
K3 – 4.25m rising to 5.6m

- Secure yards
- Level access loading doors
- First floor offices
- 24/7 access
- Ability to combine units
- New roof on K1
- New double glazed windows

Siteplan



Accommodation

Unit	sq ft	sq m
Unit K1	38,504	3,577
Unit K3	32,135	2,985



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EPC

EPC available upon request.

Terms

Available on new full repairing and insuring leases.

Viewing / Further Information



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Property owned by **Mileway**

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VAT

VAT will be payable where applicable.

Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

Location

Kiln Farm is an established industrial area within north west Milton Keynes, approximately one mile from the A5 (Abbey Hill Interchange). Central Milton Keynes and Milton Keynes train station are both approximately three miles away.

M1 Junction 14 is approximately 6.5 miles away.



By Road

The site sits one mile from the A5 Junction and approx 6.5 miles from M1 Junction 14.



By Rail

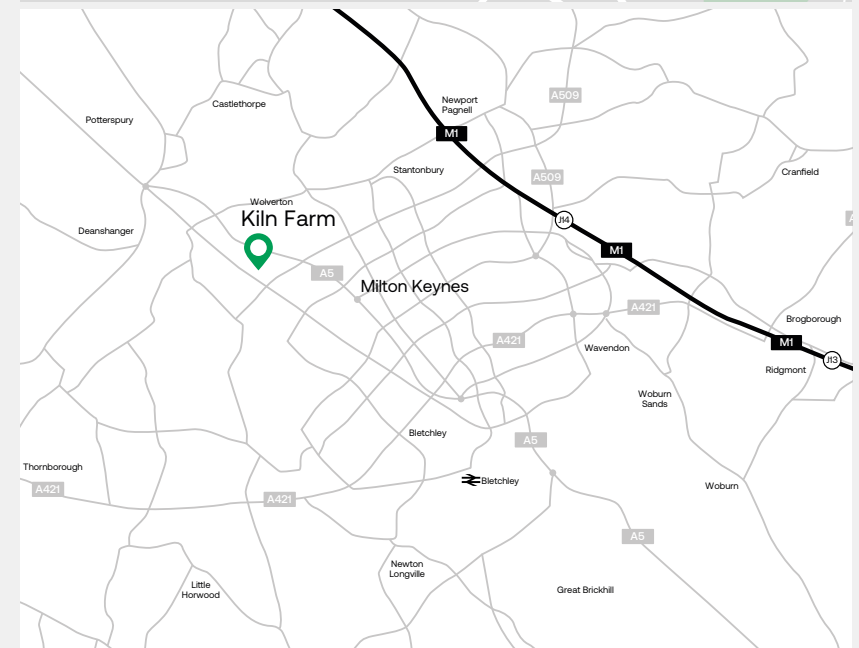
Milton Keynes Central Railway Station.
Milton Keynes is linked to London Euston with a fastest journey time of 35 minutes from Milton Keynes Central Station.

Approx three miles from Kiln Farm



By Air

London Luton Airport.
Approx 27 miles south from Kiln Farm



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