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**41 POTTERS LANE | KILN FARM  
MILTON KEYNES | MK11 3HQ**

## INDUSTRIAL / WAREHOUSE PREMISES TO LET

8,269 sq ft (768.19 m<sup>2</sup>)

- Mid terrace commercial premises
- To be refurbished
- 2 storey offices
- 4.8m internal loading height, rising to 7m at apex
- Rear service bay



## Location

Potters Lane, Kiln Farm offers practical industrial/logistics space at exceptionally reasonable prices.

Situated in the north of the city, close to Stony Stratford and Wolverton, this established industrial estate lies adjacent to the A5 trunk road, while the M1 motorway (junction 14) can be reached within 10 minutes.

## Description

Unit 41 comprises an mid terrace light industrial / logistics premises located within two parallel commercial terraces. The property provides column free open-plan workshop or storage space with an internal loading height from 4.8m. Loading to the property is via a shared service road with each unit benefitting from its own exclusive service apron. Further amenities includes two storey offices complimented with reception area and WC facilities.

## Energy Performance Certificate

Awaiting EPC.



## Rent

The property is available by way of a new FRI lease for a period to be agreed at an annual rent of £38,200pa + VAT.

## VAT

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

## Business Rates

The property is currently rated in combination with adjoining units and will require a new assessment. An estimate of the rates payable for 2019/2020 is available upon request.

Viewing and further information:

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