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Industrial – 39,600 sq ft (3,679 sq m)

In Brief

- A link-detached production/warehouse unit
- Undergoing comprehensive refurbishment to include new roof
- 5 ground level loading doors
- Enclosed rear service yard
- Minimum eaves height of 5.25m rising to 6.35m

UNIT K1, PITFIELD, KILN FARM MILTON KEYNES, MK11 3LW

TO LET

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Location

Kiln Farm is located on the Western side of Milton Keynes adjacent to the Abbey Hill Interchange of the A5 dual carriageway with Junction 14 of the M1 motorway approximately 6.5 miles to the East and Central Milton Keynes within 3.5 miles to the East. Mainline rail services are also available from Milton Keynes train station and in turn fast trains (circa 35 minutes) to London Euston.

Description

K1 Pitfield is a detached production / warehouse unit currently undergoing a comprehensive refurbishment program. The unit benefits from an approximate minimum eaves height of 5.25m rising to 6.35m, ground level loading doors, enclosed rear service yard, ground and first floor office / ancillary accommodation and good on site car-parking.

The refurbishment works will include a reclad front elevation with new double-glazed curtain walling where specified, a new roof, LED lighting throughout and a comprehensive redecoration internally and externally with increased ground level loading to a total of 5 doors.

Services

All mains services including water, drainage, gas and three phase power are believed to be connected to the property. Bidwells have not tested any of the available services and interested parties are advised to make their own enquiries as to their condition.

Terms

Upon completion of the refurbishment works the premises are available by way of a new full repairing and insuring lease for a term of years to be agreed. Full details available on application to the agent.

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

Value Added Tax

Prices outgoings and rentals are quoted exclusive of but may be liable to VAT.

Accommodation

	sq ft	sq m
Two storey office/ancillary	9,975	926
Warehouse	29,625	2,753
Total	**39,600**	**3,679**

NB: The unit will be subject to a re-measurement upon completion of the refurbishment.

Additional Information

Rates

We understand the property has a Rateable Value of £118,000 as of 1 April 2020. Interested parties are advised to make their own enquiries to the Local Rating Authority to verify this information.

EPC

The energy rating of this property is D94. The certificate and full report are available on request.

Postcode

MK11 3LW.

Enquiries

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