



louchshacklock
and partners LLP

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UNIT 1 & 2 BRUNLEYS | KILN FARM | MILTON KEYNES | MK11 3EW

**TWO ADJOINING LIGHT INDUSTRIAL / WAREHOUSE UNITS
WITH REAR SERVICE YARD AVAILBALE INDIVIDUALLY OR COMBINED
TO LET**

9,311 - 19,291 SQ FT / 864.99 - 1,1792.13 M²

- Large gated service yard with up to 27m depth
- Modern steel portal frame construction
- 6m internal eaves height
- Two-storey offices and reception
- New lease available
- Located 5 minutes from the A5 junction



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Location

The property is located within the Kiln Farm employment area in the north-west quadrant of Milton Keynes, accessed via H2 Millers Way, H3 Monks Way and V4 Watling Street. The A5 is approximately 2 miles away, Central Milton Keynes 3 miles, and Junction 14 of the M1 6.5 miles.

The surrounding area comprises a diverse mix of logistics and industrial occupiers, including Royal Mail, Tesco and Rohan.

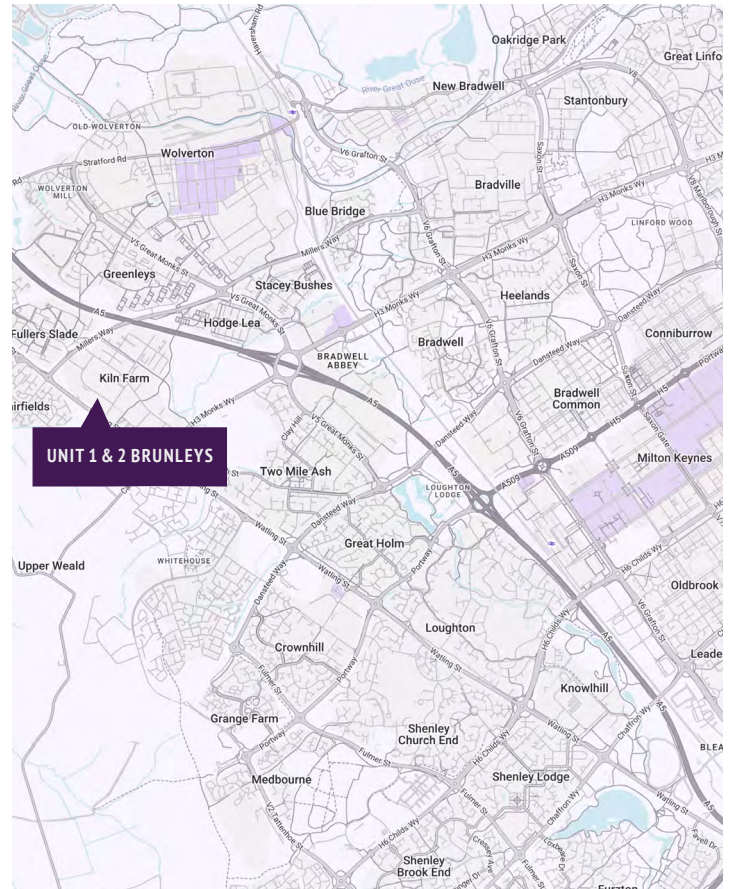
Description

Introducing two adjoining warehouse/industrial units, available individually or combined, constructed around a clear-span steel portal frame with modern two-storey office and ancillary accommodation to the front.

The warehouse provides a minimum 6m eaves height and efficient loading, with each unit benefitting from a full-height ground-level loading door, alongside two additional low-level access doors. The office accommodation is fitted with heating and lighting, while the warehouse space incorporates fluorescent strip lighting.

Externally, the property offers a secure, gated service yard accessed from Carters Lane, with a maximum depth of approximately 27m, together with 30 car parking spaces to the front.

The units are well suited to a range of industrial and logistics uses, offering a flexible and functional solution in a prime location.



Property	Size		Rent
	sq ft	sq m	
Unit 1	9,981	927	£115,000 pax
Unit 2	9,311	865	£107,000 pax
Combined	19,292	1,792	£212,000 pax

Business Rates

Details available on request.

Energy Performance Certificate

Unit 1: D(94)

Unit 2: D(80)

Terms & Tenure

The property is available by means of a new full repairing and insuring lease.

VAT

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

Viewing and further information:



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