



TO LET

UNIT 37 POTTERS LANE, KILN FARM, MILTON
KEYNES MK11 3HQ

8,269 Sq Ft

-
- *STEPPED RENT INCENTIVES*
- Full Height Roller Shutter
- 6.5 min eaves height
- 10+ parking spaces available
- Newly refurbished unit
- Three phase power with 200amp supply

020 8252 8000

Dockmasters House, 1 Hertsmere Road, London

Petchey
HOLDINGS

UNIT 37 POTTERS LANE, POTTERS LANE, MILTON KEYNES, BUCKINGHAMSHIRE, MK11 3HQ

Unit 37 provides approximately **8,269 sq ft** of modern end-terrace industrial / warehouse accommodation on the recently refurbished **Potters Lane Estate**, within the established **Kiln Farm** employment area of Milton Keynes.

The property is of steel portal frame construction with vertically profiled steel sheet cladding. The accommodation benefits from clear span warehouse space, a full-height roller shutter loading door to the rear and a pedestrian entrance to the front.

The unit is well specified, with **3-phase and single-phase electricity**, a **200amp electricity supply**, a minimum eaves height of approximately **6.5m**, a fully fitted security system and WC facilities serving both the office and warehouse areas.

Externally, the property benefits from **10+ parking spaces**, supporting staff, visitors and operational use.

Location

Potters Lane Estate is located within **Kiln Farm**, an established industrial and distribution location in Milton Keynes.

The unit is approximately **4 miles from Central Milton Keynes** and benefits from good road connectivity. The **A5** is approximately **1.3 miles** away, while the **M1** is accessible via **Junction 14**, approximately **7 miles** away, and **Junction 13**, approximately **12 miles** away.

Kiln Farm is home to a variety of industrial and commercial occupiers, making it a well-established location for warehouse, storage, distribution and industrial businesses.

Nearby railway stations include:

Wolverton Station – approximately 1.38 miles

Milton Keynes Central Station – approximately 2.18 miles

Bletchley Station – approximately 5.11 miles

Legal Costs

Each party to bear their own legal costs incurred.

Accommodation

The property provides approximately **8,269 sq ft** of industrial / warehouse accommodation.

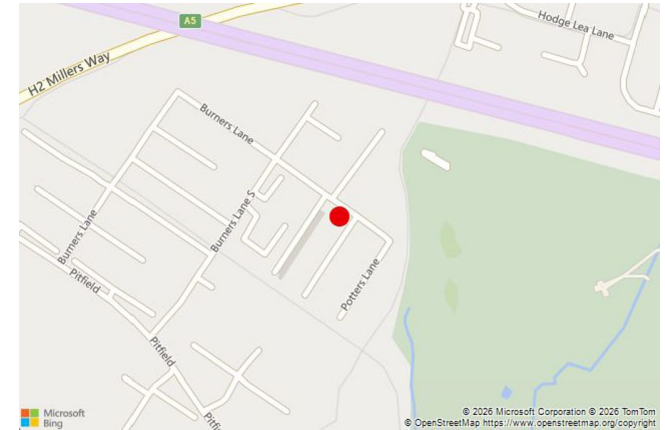
VAT

VAT may be applicable.

Planning Information

The property is suitable for light industrial, storage, distribution warehouse, warehouse, heavy industrial and industrial park uses, subject to the necessary consents.

Interested parties should make their own enquiries with the local planning authority to satisfy themselves that their proposed use is acceptable.



Additional Information

Rent

A stepped rent structure is available:

Year 1: £75,750 per annum exclusive

Year 2: £83,250 per annum exclusive

Year 3: £91,000 per annum exclusive

The Year 1 rent equates to approximately **£6,313 per calendar month**.

Viewing

[Strictly by appointment through Petchey Holdings.]

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