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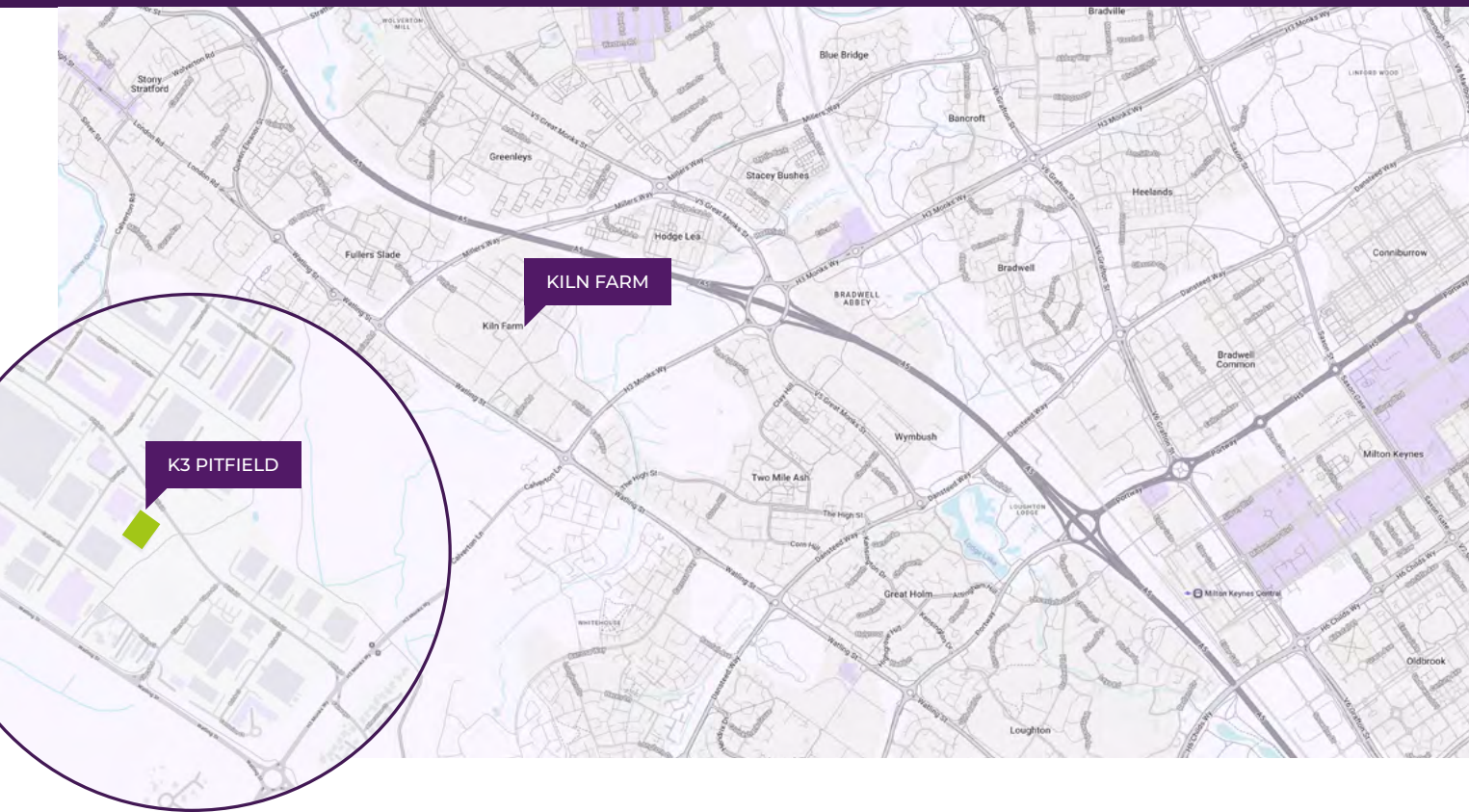


K3 PITFIELD | KILN FARM | MILTON KEYNES
BUCKINGHAMSHIRE | MK11 3LW

WAREHOUSE / INDUSTRIAL UNIT TO LET

31,562 SQ FT (2,932.11M²)

- Available by way of assignment
- Lease end date 15/03/2032
- 3 level access loading doors
- 32 car parking spaces
- 4.25m eaves height, rising to 5.6m at the apex
- First floor office accommodation
- Excellent onsite staff welfare provisions



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

Lumen House comprises a semi-detached modern industrial unit, with first floor office accommodation and excellent onsite staff welfare provision including a canteen and locker/changing rooms. The unit benefits from a secured palisade fenced yard, 3 level access roller shutter doors and an eaves height of 4.25m, rising to 5.6m at the apex.

Externally the property benefits from ample parking provisions for up to 32 car parking spaces.



Floor Areas

	M ² (NIA)	Sq Ft (NIA)
Warehouse accommodation	2,421.04	26,060
GF reception, canteen, board room and amenity space	255.58	2,751
FF office accommodation	255.58	2,751



Tenure

The property is available by way of assignment of the existing lease with a contractual end date of 15/03/2032.

There is an Open Market Rent Review 16/03/2027.

EPC

A (20)

Rent

£260,250 per annum exclusive

Business Rates

Rateable Value (2026) - £275,000.

Viewing and further information:



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