UNIT 11
CARTERS LANE
INDUSTRIAL ESTATE

KILN FARM • MILTON KEYNES • MK11 3ER

HIGH QUALITY INDUSTRIAL / WAREHOUSE UNIT

9,806 SQ FT / 911 SQ M



LAST REMAINING UNIT

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NEWLY REFURBISHED

TO LET

HIGH QUALITY ACCOMMODATION IN AN ESTABLISHED LOCATION

RECENTLY REFURBISHED AND SUITABLE FOR A VARIETY OF USERS



- NEWLY REFURBISHED
- ELECTRIC LEVEL ACCESS LOADING DOOR
- TWO-STOREY OFFICE ACCOMMODATION WITH NEW AIR CONDITIONING
- LED LIGHTING THROUGHOUT
- 3-PHASE POWER
- 5.5M CLEAR INTERNAL HEIGHT
- KITCHENETTE FACILITIES
- GENEROUS PARKING PROVISION

AN ESTABLISHED BUSINESS LOCATION

Google Maps Link
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A WELL-CONNECTED MILTON KEYNES LOCATION

11 CARTERS LANE · KILN FARM · MILTON KEYNES · MK11 3ER

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KEY TRANSPORT HIGHLIGHTS

A5	1.2 miles / 4 mins
Central Milton Keynes	3.5 miles / 9 mins
M1 (J14)	7.3 miles / 14 mins

WIDER TRANSPORT LINKS

London Luton Airport	27.7 miles / 40 mins
London	56.8 miles / 106 mins
Birmingham	67.0 miles / 79 mins

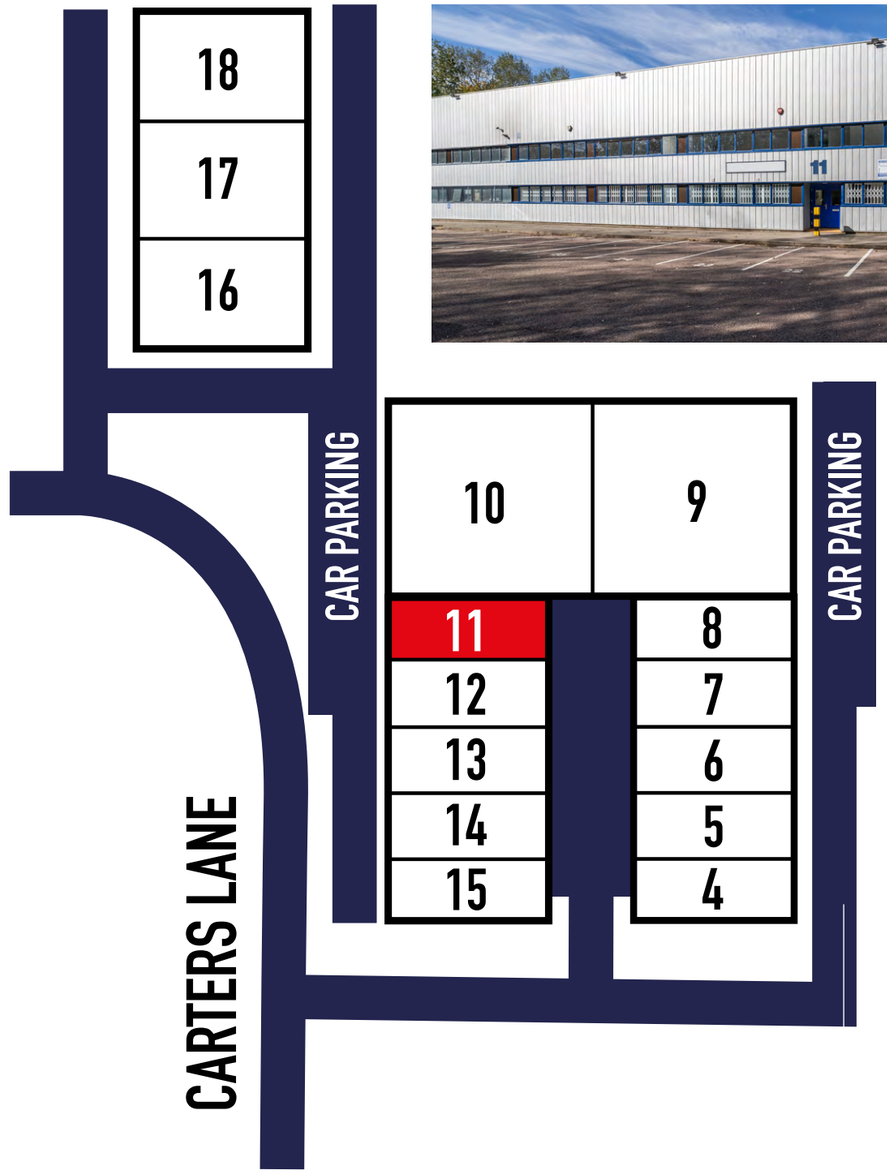
RAIL LINKS

London Euston	32 mins
Birmingham New Street	56 mins
Manchester Piccadilly	101 mins

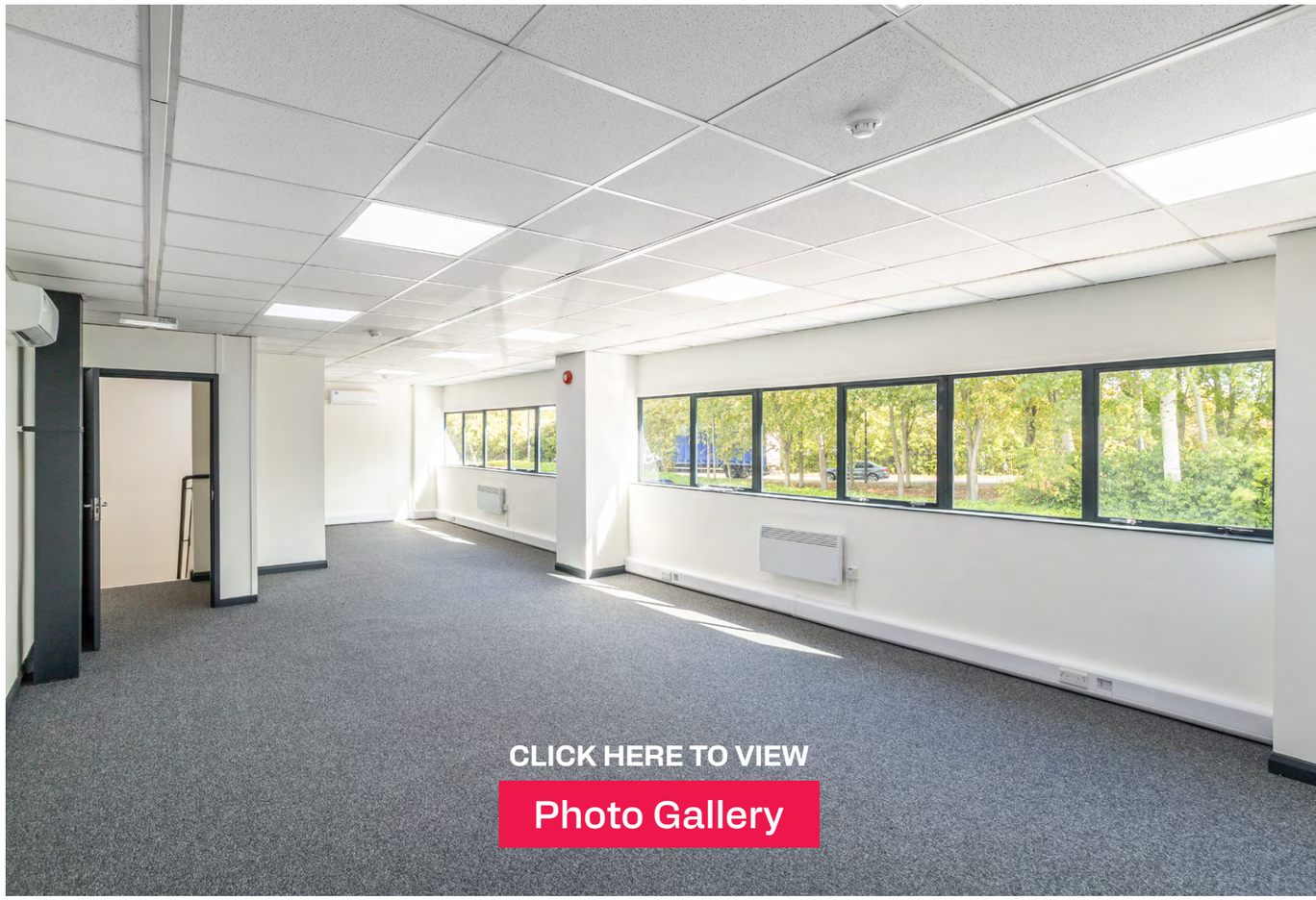




UNIT 11 9,806 SQ FT / 911 SQ M







UNIT 11
CARTERS LANE
INDUSTRIAL ESTATE

AVAILABLE TO LET

The unit is available by way of a new full repairing and insuring lease for a term to be agreed.

RENT
£108,000 per annum exclusive.

EPC
C-56

BUSINESS RATES
Unit 11 Rateable Value - £79,000
*2026 Valuation List.

VAT
All prices, premiums and rents etc. are quoted exclusive of VAT which will be applicable at the prevailing rate.

LEGAL COSTS
Each party to be responsible for their own legal costs incurred in any transaction.

ANTI-MONEY LAUNDERING
The tenant will be require to submit documentation to satisfy anti-money laundering regulations.

VIEWINGS
Strictly via the agents by prior appointment only.

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tdbre.co.uk

Jack Brown
07969 291660
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This brochure and description and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Unless otherwise stated, all rents quoted are exclusive of VAT. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of a transaction. 10/26