

UNIT 11
CARTERS LANE
INDUSTRIAL ESTATE

KILN FARM • MILTON KEYNES • MK11 3ER

HIGH QUALITY INDUSTRIAL / WAREHOUSE UNIT

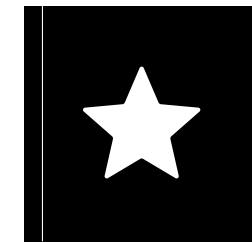
9,806 SQ FT / 911 SQ M



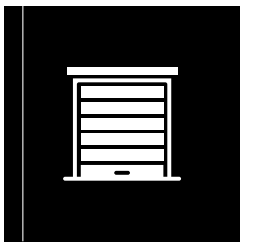
TO LET

HIGH QUALITY ACCOMMODATION IN AN ESTABLISHED LOCATION

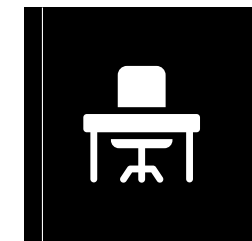
COMPREHENSIVELY REFURBISHED FOR MODERN BUSINESS USE



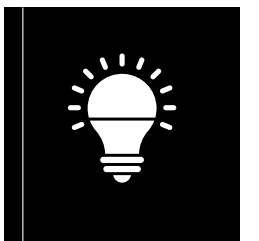
UNDERGOING
REFURBISHMENT



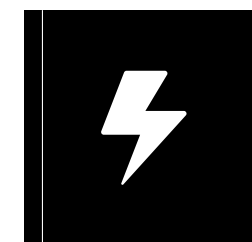
ELECTRIC LEVEL
ACCESS LOADING DOOR



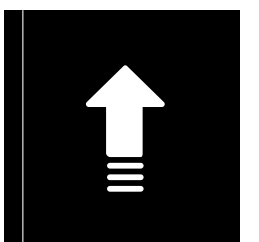
TWO-STOREY OFFICE
ACCOMMODATION WITH
NEW AIR CONDITIONING



LED LIGHTING
THROUGHOUT



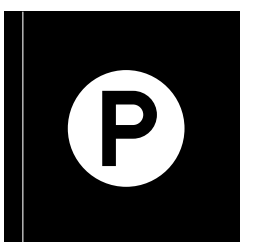
3-PHASE POWER



5.5M CLEAR INTERNAL
HEIGHT

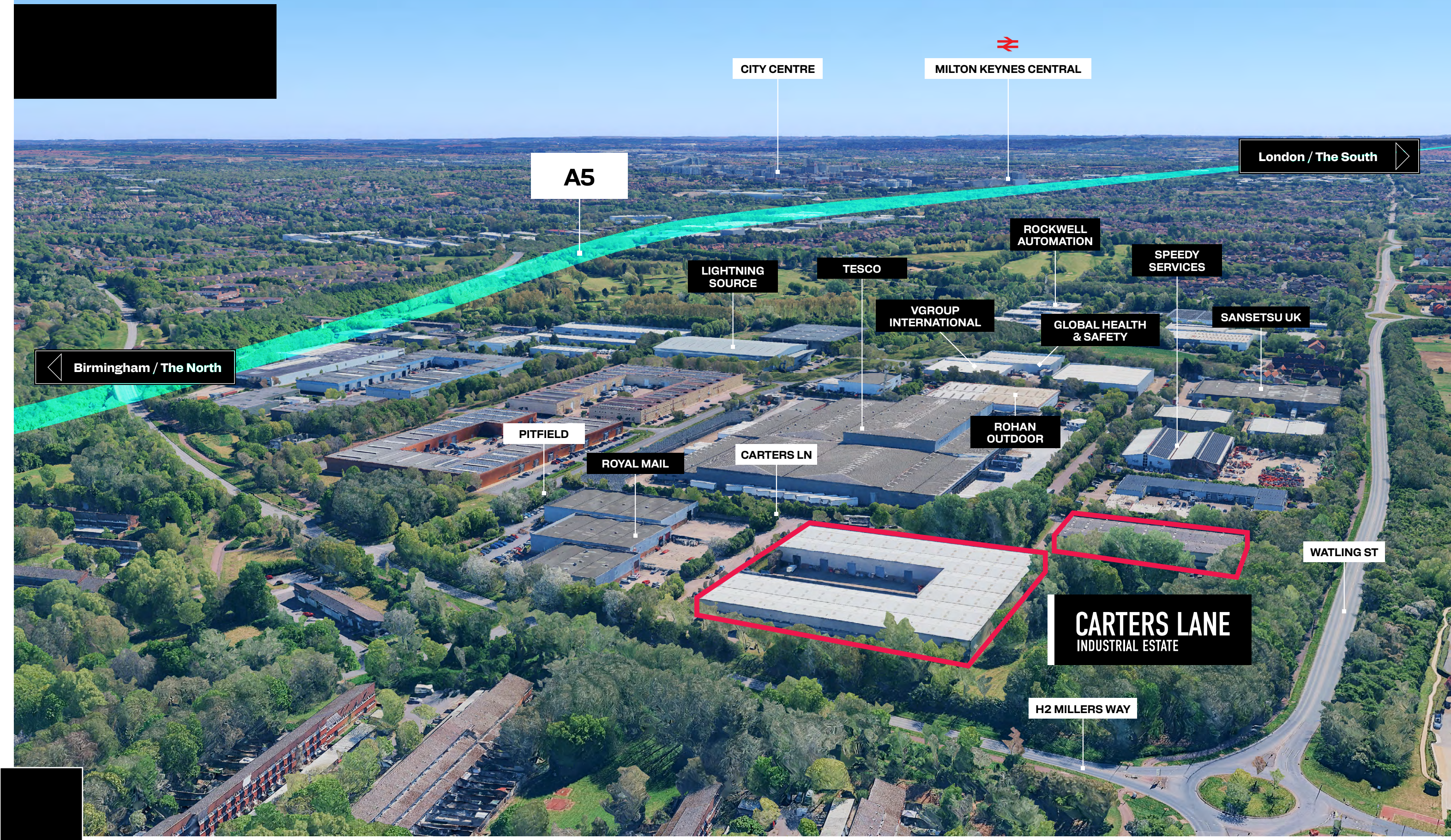


KITCHENETTE
FACILITIES



GENEROUS PARKING
PROVISION

AN ESTABLISHED BUSINESS LOCATION



CITY CENTRE

MILTON KEYNES CENTRAL

A5

London / The South

Birmingham / The North

LIGHTNING
SOURCE

TESCO

ROCKWELL
AUTOMATION

SPEEDY
SERVICES

VGROUP
INTERNATIONAL

GLOBAL HEALTH
& SAFETY

SANSETSU UK

PITFIELD

ROYAL MAIL

CARTERS LN

ROHAN
OUTDOOR

WATLING ST

CARTERS LANE
INDUSTRIAL ESTATE

H2 MILLERS WAY

A WELL-CONNECTED MILTON KEYNES LOCATION

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

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

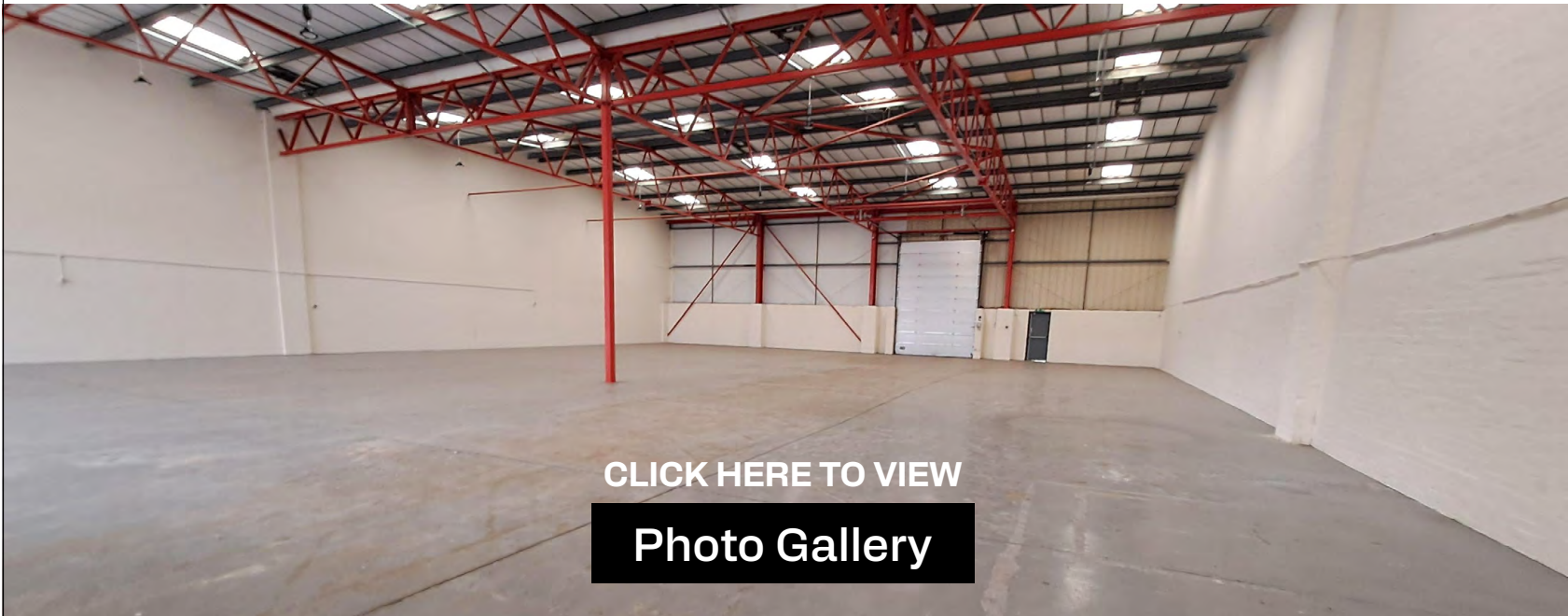
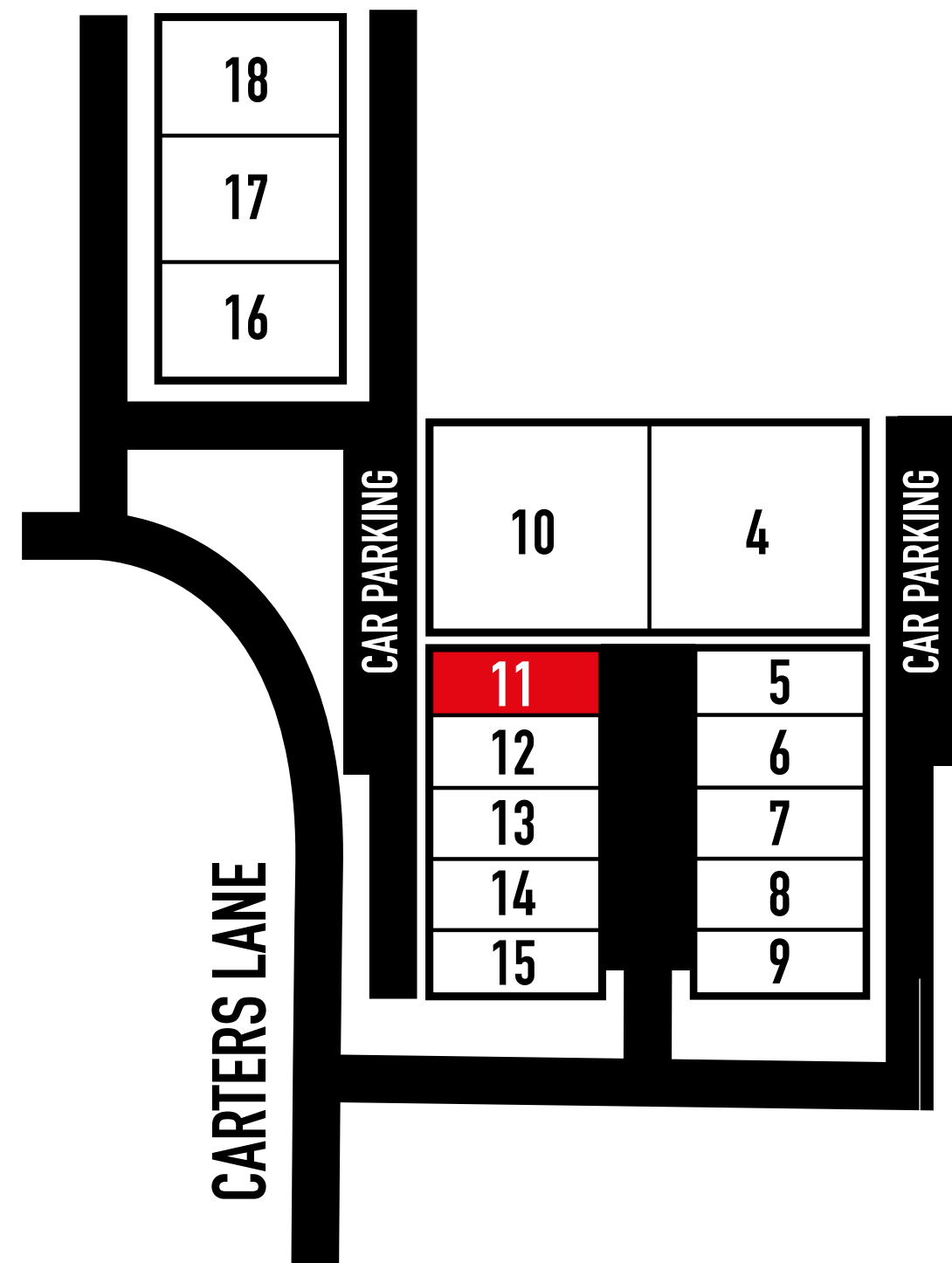
London Luton Airport	27.7 miles / 40 mins
London	56.8 miles / 106 mins
Birmingham	67.0 miles / 79 mins

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 required to submit documentation to satisfy anti-money laundering regulations.

VIEWINGS

Strictly via the agents by prior appointment only.



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