

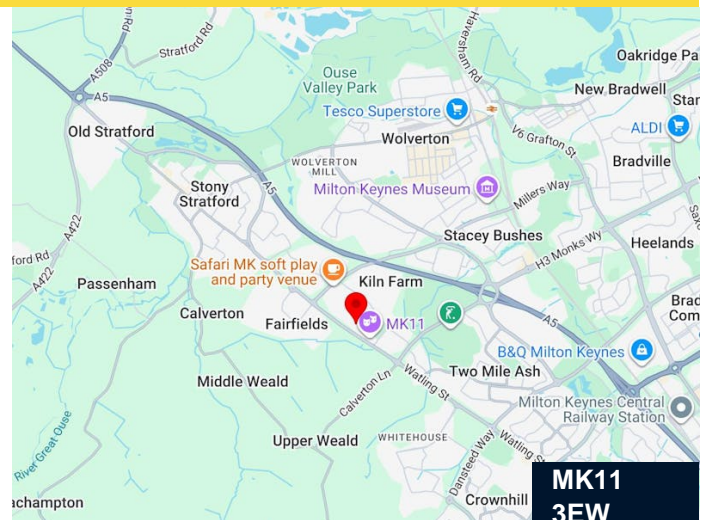
UNITS 1 & 2

Brunleys, Kiln Farm Trading Estate, Milton Keynes, MK11 3EW



Key Highlights

- 19,291 sq ft
- Large Gated Service Yard
- Minimum Internal Eaves of 6m
- M1, J14, 6 miles
- Available as Separate Units or Combined.
- 30 Parking Spaces
- Two Storey Office/Ancillary Accommodation
- 2 Full-Height Loading Doors



Description

Introducing two adjoining warehouse/industrial units available individually or combined, featuring clear-span steel frame construction with modern two-storey office and ancillary accommodation at the front. The warehouse benefits from a minimum eaves height of 6 meters and efficient loading capabilities, with each unit offering a full-height ground-level loading door plus two additional low-level access doors.

The office areas come with heating and lighting, while the warehouse space is fitted with fluorescent strip lighting. Externally, the property provides a secure and gated service yard accessible from Carters Lane, complemented by 30 front car parking spaces. Available on a new full repairing and insuring lease, with detailed terms on request.

Ideal for a range of industrial and logistics uses, this property offers flexibility and functionality in a prime location.

Location

Kiln Farm is located in Milton Keynes, a well established industrial and commercial area with a good local road network linking to major transport routes. Key commercial occupiers in the vicinity include Royal Mail, Tesco, vGroup International, Lexus, Carpet Warehouse and Toolstation.

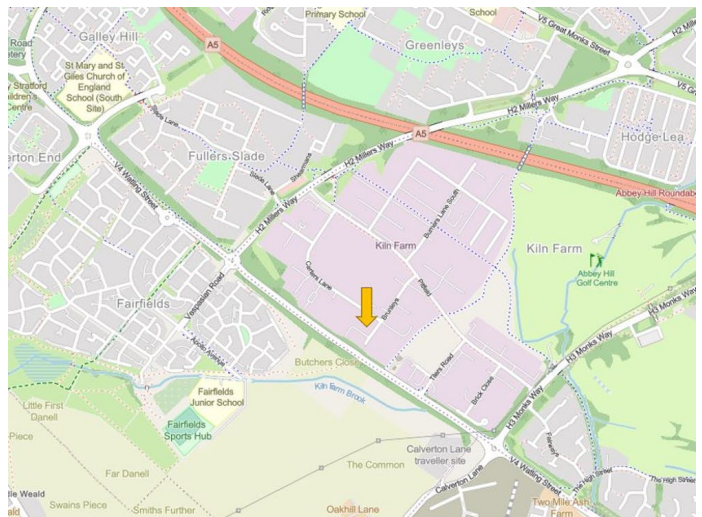
The town is located 50 miles north of London and 70 miles south-east of Birmingham.

It is just off junction 14 of the M1, and can also be reached by rail

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Unit 1	9,448	877.75	Available
1st - Unit 1	533	49.52	Available
Ground - Unit 2	8,799	817.45	Available
1st - Unit 2	512	47.57	Available
Total	19,292	1,792.29	



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