

UNITS 1 & 2

Brunleys Lane, Kiln Farm Trading Estate, Milton Keynes,
MK11 3EP



Key Highlights

- 9,311 to 19,292 sq ft
- Secure Yard up to 27m depth
- Minimum Internal Eaves of 6m
- 7 Miles from J14 of the M1
- Established Industrial Location
- Separate Units or Combined
- 30 Parking Spaces
- Two Storey Office/Ancillary Accommodation
- 2 Full-Height Loading Doors
- Fully Refurbished

Description

Introducing two adjoining warehouse/industrial units available individually or combined, featuring a 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 with a maximum yard depth of approximately 27 meters. This accommodation is also complemented by 30 car parking spaces to the front. 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 prominent industrial and commercial hub with excellent transport links. The site benefits from direct access to the A5 via Monks Way and is just 6.5 miles from Junction 14 of the M1, providing quick and easy connections to the national motorway network.

Milton Keynes is situated 50 miles north of London, approximately a 1-hour drive via the M1. The town boasts direct trains to London Euston taking just 35 minutes, with services running every 15 minutes. Additionally, the 6 and X6 bus routes offer a regular service between Central Railway Station (Stop Z5) and Kiln Farm, with a journey time of under 30 minutes.

Accommodation

The accommodation comprises the following areas:

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

Business Rates

Further information is available upon request..

Viewings

Viewings by appointment only through the sole agents, Savills.

EPC

Unit 1: D(94)

Unit 2: D(80)

Contact

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Bridget Outtrim

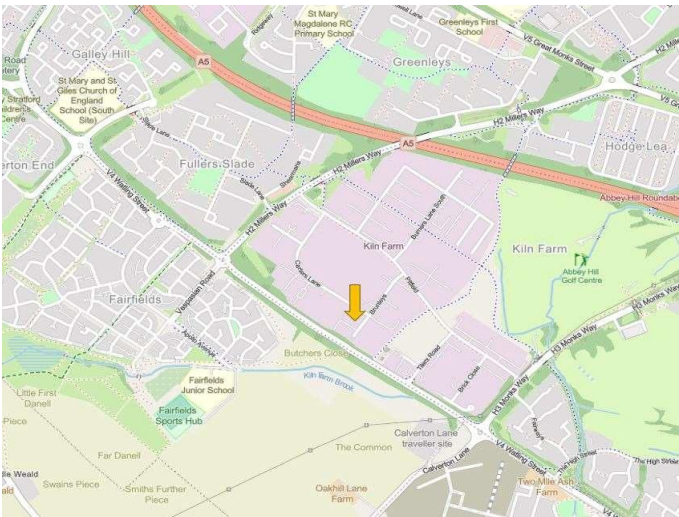
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