

UNIT 11  
**CARTERS LANE**  
INDUSTRIAL ESTATE

KILN FARM • MILTON KEYNES • MK11 3ER

Google Maps Link  
[click here](#)

What3Words  
///shades.spice.ethic

HIGH QUALITY INDUSTRIAL / WAREHOUSE UNIT

9,806 SQ FT / 911 SQ M



NEWLY REFURBISHED

**TO LET**



# HIGH QUALITY ACCOMMODATION IN AN ESTABLISHED LOCATION

RECENTLY REFURBISHED AND SUITABLE FOR A VARIETY OF USERS



NEWLY REFURBISHED



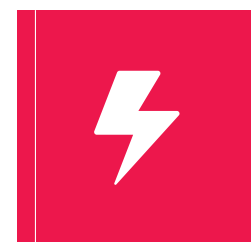
ELECTRIC LEVEL  
ACCESS LOADING DOOR



TWO-STOREY OFFICE  
ACCOMMODATION WITH  
NEW AIR CONDITIONING



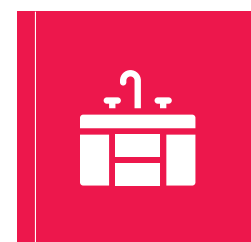
LED LIGHTING  
THROUGHOUT



3-PHASE POWER



5.5M CLEAR INTERNAL  
HEIGHT



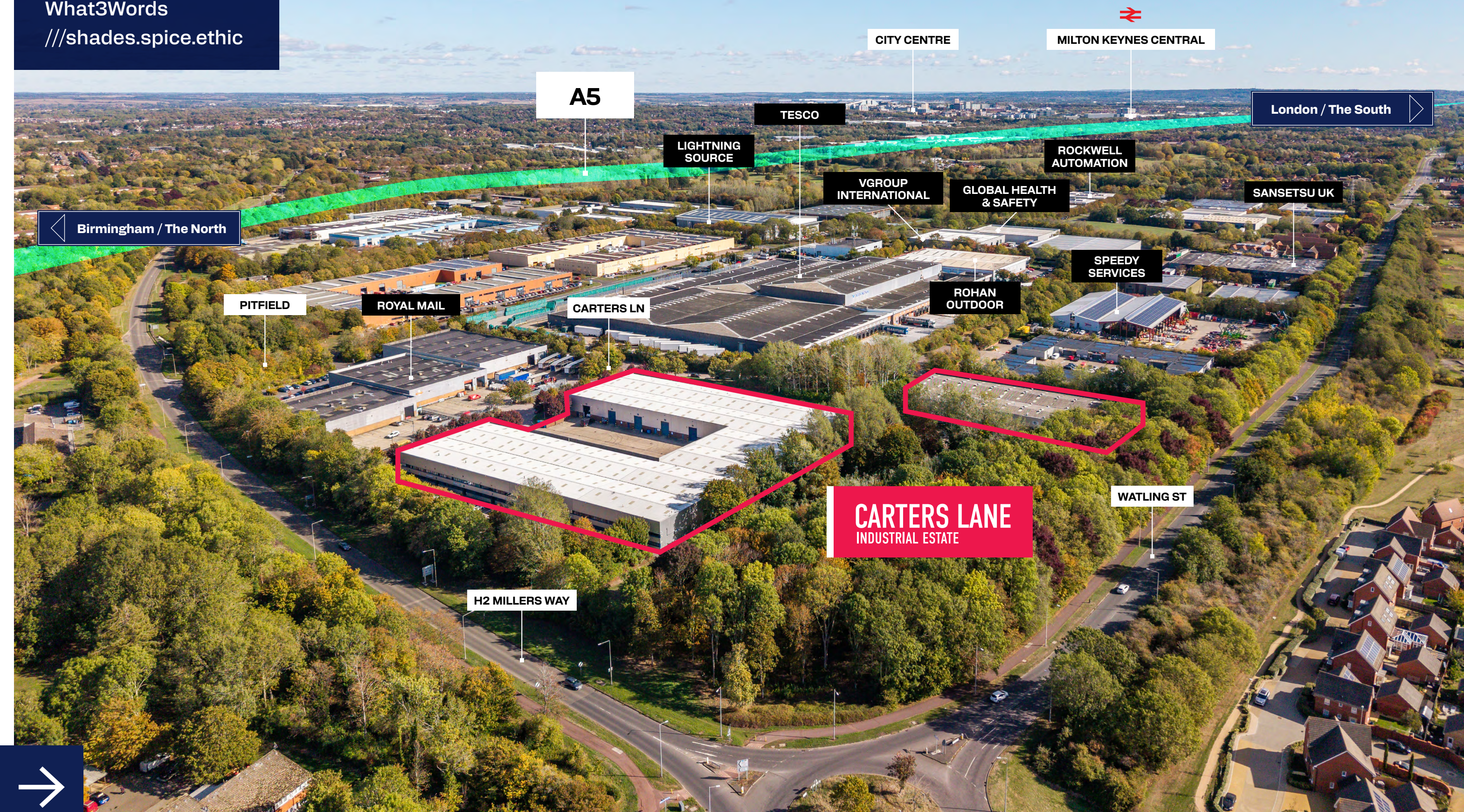
KITCHENETTE  
FACILITIES



GENEROUS PARKING  
PROVISION



**What3Words**  
///shades.spice.ethic



# A WELL-CONNECTED MILTON KEYNES LOCATION

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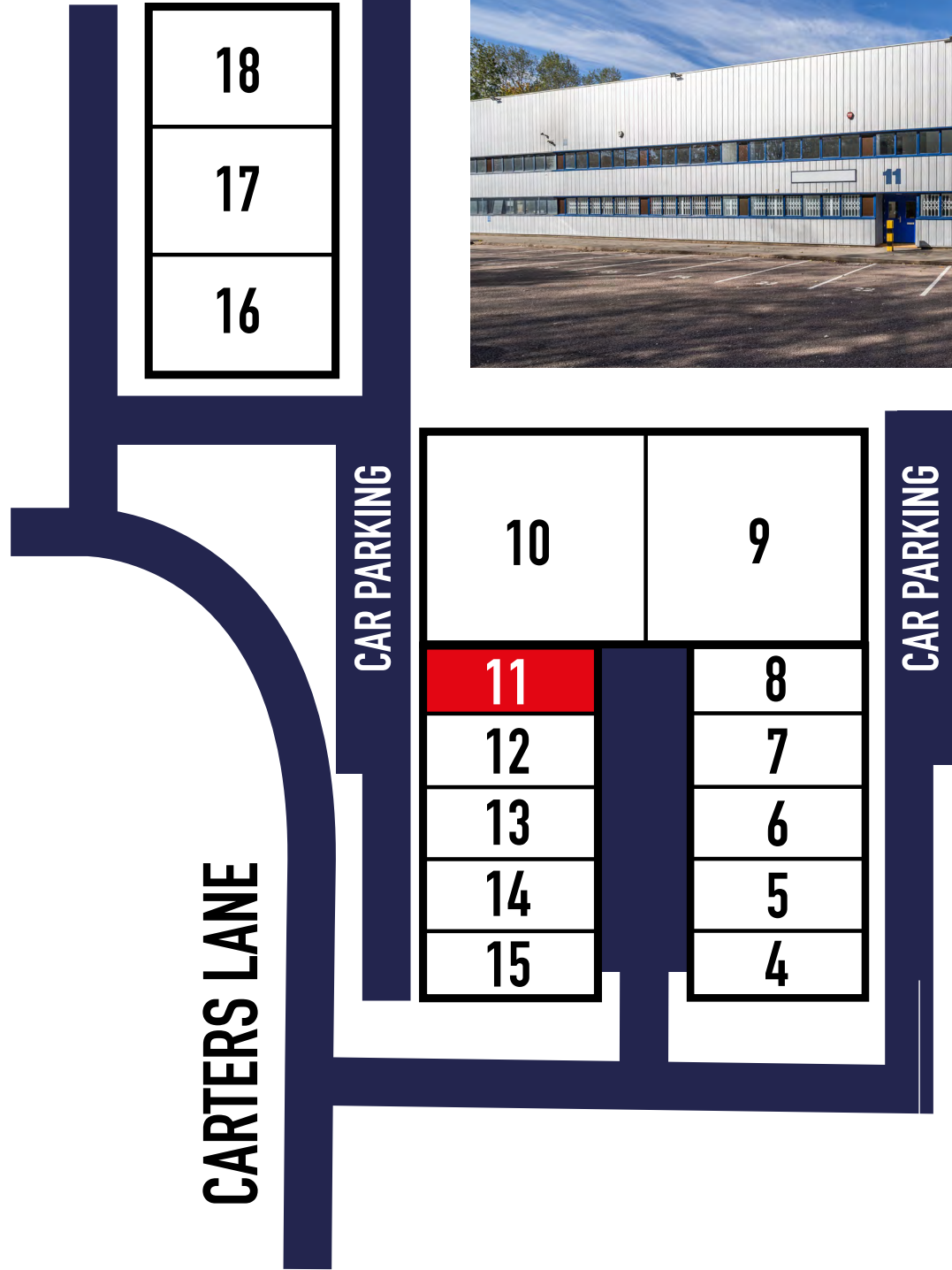
| KEY TRANSPORT HIGHLIGHTS |                     |
|--------------------------|---------------------|
| A5                       | 1.2 miles / 4 mins  |
| Central Milton Keynes    | 3.5 miles / 9 mins  |
| M1 (J14)                 | 7.3 miles / 14 mins |

| 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 |



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CLICK HERE TO VIEW  
Photo Gallery



**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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