



INDUSTRIAL / WAREHOUSE TO LET / FOR SALE

10 POTTERS LANE

Kiln Farm, Milton Keynes, MK11 3HE

WAREHOUSE FOR SALE/TO LET

1,625 SQ FT (150.97 SQ M)

10 Potters Lane, Kiln Farm, Milton Keynes, MK11 3HE

Summary

Tenure	To Let / For Sale
Available Size	1,625 sq ft
Price	Offers from £265,000
Rent	£20,000 per annum
Rateable Value	Rateable Value: £16,250 £7,020 per annum
EPC Rating	C (75)
VAT	Applicable

Description

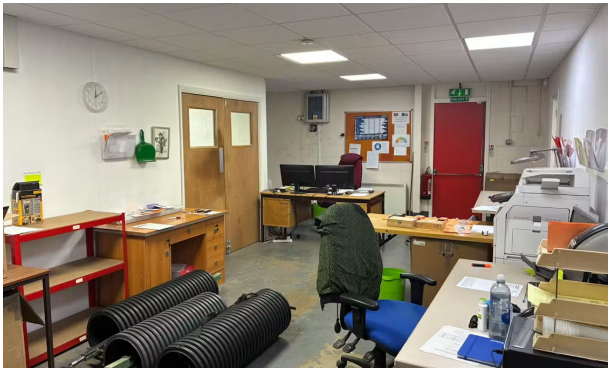
10 Potter Lane occupies a prominent corner position within a commercial terrace of industrial units, it is built of steel portal frame construction incorporating a solid concrete floor, block elevations and is finished with external steel cladding. Internally the building is configured to provide a number of partitioned workshops and office accommodation, fitted to a good standard including acoustic ceiling tiles, LED panel lighting, electric heating, 3 phase electricity and a manual roller shutter door with the benefit of an external secure yard/loading area. The property has an approximate eaves height of 4 meters rising to 4.25 meters at the apex.

Location

The estate benefits from strong road connectivity via the A5 and M1 motorway, making it suitable for trade counter, storage, distribution, light manufacturing or office-based occupiers.

Key Points

- Manual roller shutter door
- External secure yard/loading area
- Eaves height of 4 meters rising to 4.25 meters at the apex.
- 3 phase electricity
- Prominent corner position
- Strong road connectivity via the A5 and M1 motorway



Viewing & Further Information



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Energy performance certificate (EPC)

Milton Keynes Instrumentation Service 10 Potters Lane Kiln Farm MILTON KEYNES MK11 3HE		Energy rating C	Valid until:26 March 2030 Certificate number:2609-3097- 0308-0800- 4025
Property type		B1 Offices and Workshop businesses	
Total floor area		139 square metres	

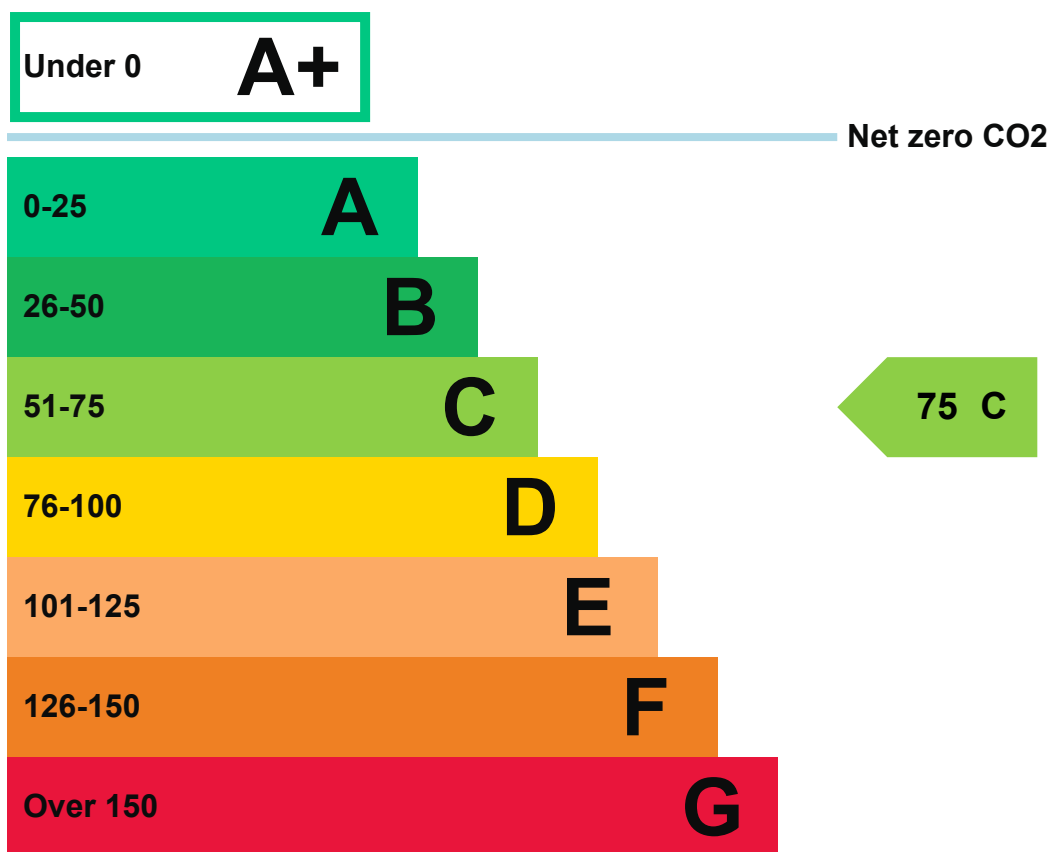
Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

28 B

If typical of the existing stock

82 D

Breakdown of this property's energy performance

Main heating fuel

Grid Supplied Electricity

Building environment

Air Conditioning

Assessment level	3
Building emission rate (kgCO₂/m² per year)	48.69
Primary energy use (kWh/m² per year)	288

► [About primary energy use](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0460-0840-0382-9927-0006\)](/energy-certificate/0460-0840-0382-9927-0006).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Octavius Broadbent
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Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Stroma Certification Ltd
Assessor's ID	STRO033970
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Employer	EPC Assessor
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Employer address	3 Snake Lane, Duffield, DE56 4ff
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	24 March 2020
Date of certificate	27 March 2020

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.



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