

To let

Space for business

INDUSTRIAL UNITS WITH OFFICES AND CAR PARKING

17,800 - 37,000 sq ft (1,650 - 3,450 sq m)



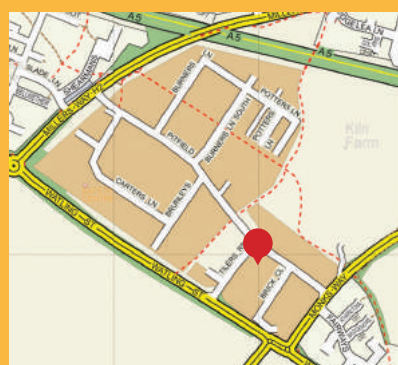
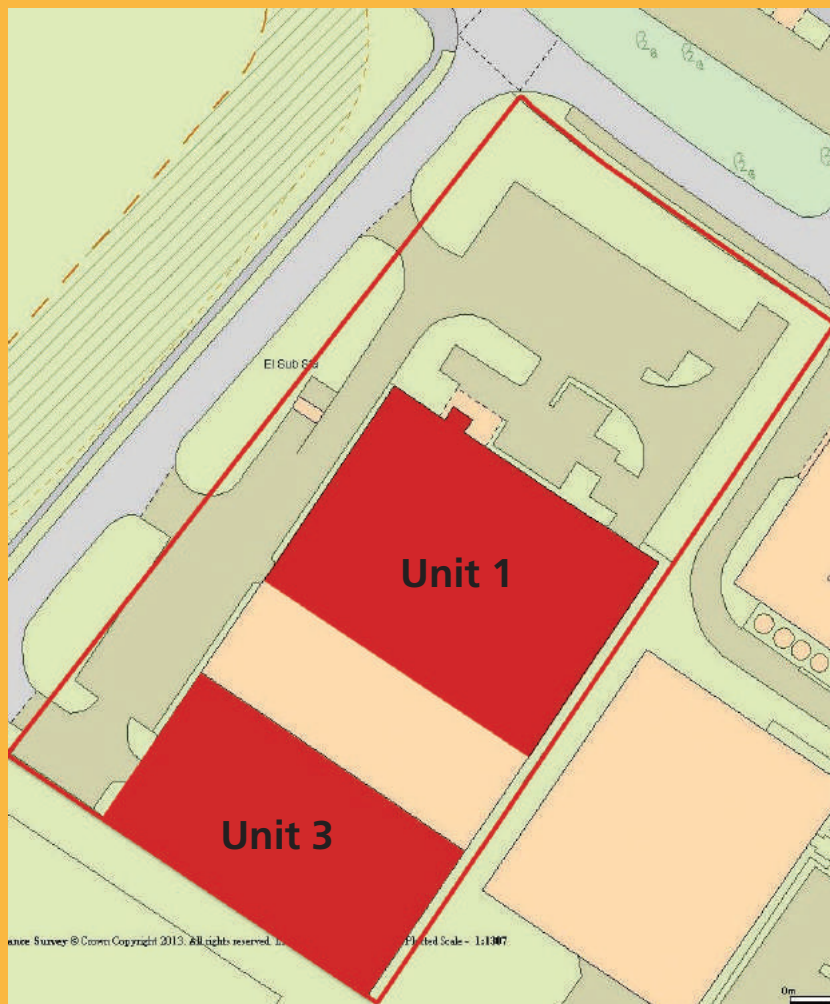
Unit 1 & 3, Kiln Farm Industrial Estate

Tilers Road, Kiln Farm, Milton Keynes, MK11 3EH



020 8986 7221
pallmallestates.co.uk

High value, low cost, flexible business space to let throughout the UK



Description

Kiln Farm Industrial Estate on Tilers Road, is a multi-let estate comprising of three significant industrial units. Located in a highly accessible part of Milton Keynes, the estate provides demised parking for 80 vehicles, ample turning and all within a landscaped environment. All units benefit from an eaves height of between 5.5m to 6m, and roller shutter doors of 5m x 4.1m. Heating via suspended gas fire blowers and the lighting is sodium. Unit 1 has the added benefit of an attractive two storey office, an impressive reception area, and loading via two roller shutters doors, with one including a dock leveller.

Location and Approximate Distances

Kiln Farm Industrial Estate, Tilers Road is in the commercial area of Kiln Farm and is accessed via Watling Street or Pitfield. Approximate driving distances are as follows:

A5 Abbey Hill Roundabout	0.9 miles
Milton Keynes Railway Station	2.8 miles
M1, Junction 14	6.3 miles
M25, (M1, Junction 6)	32 miles
M6, (M1, Junction 19)	33 miles

Sizes

Unit 1	Sq ft	Sq m
Warehouse	16,000	1,500
Mezzanine floor	3,000	280
Office		
Ground floor	9,000	835
First floor (optional)	9,000	835
Total	37,000	3,450

Unit 3	Sq ft	Sq m
Warehouse	17,500	1,625
Office	300	25
Total	17,800	1,650

Features and Benefits

- Significant Warehousing with office space
- Fitted office and reception (Unit 1)
- Warehouse eaves height 5.5m to 6m
- Roller shutters of 5 x 4.1m
- Parking for over 80 vehicles
- M1, J14, 6 miles

Lease Terms

The property is available to let on customer focused flexible lease terms and the benefit of no legal fees. Incentives are available to the incoming tenant subject to lease length.

Viewing

By prior arrangement with Pall Mall or our agents – contact details below.

Subject to contract Misrepresentation Clause. Conditions under which particulars are issued by Pall Mall Estates for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract. (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Pall Mall Estates or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property. (iv) all rentals and prices are quoted exclusive of VAT. August 2013.

The Pall Mall promise

With almost 5.5 million sq ft of business space in over 100 locations through out the UK. Pall Mall Estates lets business space to over 350 businesses. We understand how crucial to your company the value you get from your business space is, not in just the low cost of the space, but the value of the terms too.

Our customer focused approach to leasing means whether your company is a start up business or well established and looking to expand or downsize Pall Mall will have terms that give you flexibility.

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