

**BRUNLEYS • KILN FARM  
MILTON KEYNES • MK11 3HR**



PRODUCTION WAREHOUSE UNIT  
53,016 SQ FT (4,925 SQ M) ON A SITE OF 2.52 ACRES (1.022 HECTARES)

**FOR SALE**





## DESCRIPTION

- A steel portal frame constructed in 1992 and extended in 1994 with 7.2 m eaves and a minimum working height (to haunch of steels) of 6.5m
- T5 fluorescent lighting and high-level gas fired blower heaters in the warehouse
- Two storey offices providing warehouse office and amenities on the ground floor and main offices at first floor
- Cellular office layout
- Perimeter trunking, suspended ceilings, recessed lighting, central heating
- 23 parking spaces immediately in front of the offices. A further 22 in a car park at the rear of the building
- 33m deep yard serving 4 dock levers and 1 level access loading doors



## BRUNLEYS • KILN FARM MILTON KEYNES • MK11 3HR

### LOCATION

Situated in one of the major Milton Keynes employment areas, only 4 miles northwest of Central Milton Keynes.

Two minutes drive to Milton Keynes north intersection on the A5. M1 junction 14 within 7 miles and 15 minute drive time on dual carriageway roads.

Nearby occupiers include: Integral Powertrain, Pacific Logistics, XPO Logistics, Par-Pak and Lightning Source.

### ROAD

A5	1 mile	(3 mins)
Milton Keynes Centre	4 miles	(10 mins)
M1 Junction 14	7 miles	(13 mins)
Luton Airport	28 miles	(39 mins)
M25	35 miles	(44 mins)
London	56 miles	(1 hr 34 mins)

### TRAIN

Milton Keynes Central	3.2 miles
🚆 London Euston	34 minutes
🚆 Birmingham Airport	43 minutes
🚆 Manchester Piccadilly	1 hr 37 minutes





### TERMS

For Sale, with vacant possession, at £5.1m.

### RATES

The rateable value of the property is £153,000. Enquiries should be made with Milton Keynes Council to assess the rates payable.

### VAT

VAT is applicable to the sale.

### LEGAL COSTS

Each party to bear their own legal costs in respect of the transaction.

### EPC

The property has an energy performance rating of B-49.

### FURTHER INFORMATION

For further information or to arrange an inspection please contact the agents:

**Brown&Lee**

**01908 508100**

**brownandlee.com**

#### ANDREW DUDLEY

DD: 01908 340934

M: 07780 861601

E: andrew.dudley@brownandlee.com

#### MARK HANNAM

DD: 01908 340937

M: 07841 359590

E: mark.hannam@brownandlee.com

DISCLAIMER: The Agents for themselves and for the vendors or lessors of the property whose agents they are give notice that, (i) these particulars are given without responsibility of The Agents or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) The Agents cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of The Agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on the purchase price and / or rent, all figures are exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) The Agents will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. 11/19