

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 levellers 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.

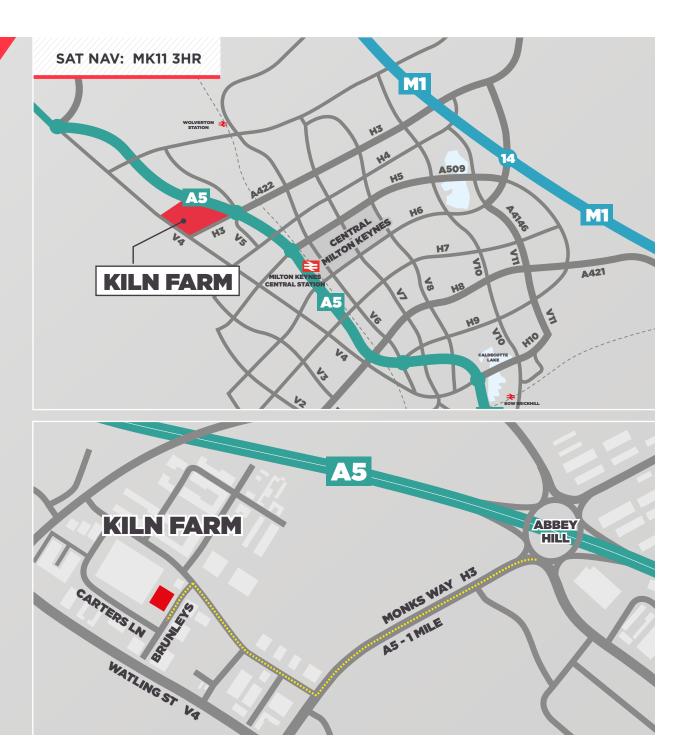
Nearby occupiers include: Integral Powertrain, Pacific Logistics, XPO Logistics, Par-Pak and Lightning Source.

## **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
<b>★ London Euston</b>	34 minutes
→ Birmingham Airport	43 minutes
<b>★</b> 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:



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