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30 POTTERS LANE | MINTON PARK | MILTON KEYNES | MK11 3HF

PRODUCTION/WAREHOUSE PREMISES FOR SALE 2,771 sq ft / 257.43 m²

- Mid terrace production/warehouse building
- External storage compound
- Three office rooms





Location

The Kiln Farm employment area is 3.5 miles to the North West of Central Milton Keynes, close to the established towns of Stony Stratford and Wolverton.

Kiln Farm is accessed directly from three of the main urban "grid roads" V4 Watling Street, H2 Millers Way and H3 Monks Way. Major occupiers in Kiln Farm include Royal Mail, WD40, IBM, Par-Pak Europe Ltd, XPO and Rockwell Automation.

Description

Unit 30 Potters Lane is situated within a C shaped cul-de-sac comprising a diverse mix of 8 industrial users.

The property itself is mid terraced and accessed via an up and over sectional loading door and security shutter within the front elevation, leading to an open-span warehouse/workshop with a minimum clearance height of 3.26m. There are three equally sized offices rooms (with natural light) positioned on the far wall and both male and female WC facilities are also provided.

Specification

- ✓ Fluorescent strip lights
- ✓ Minimum internal clear height of 3.26m
- ✓ 3-phase electricity supply (not tested)
- ✓ Gas fired warm air heating to the warehouse (not tested)
- ✓ WC block & kitchenette

Energy Performance Certificate

The EPC can be downloaded by clicking here:

Terms

The property is available for sale freehold.

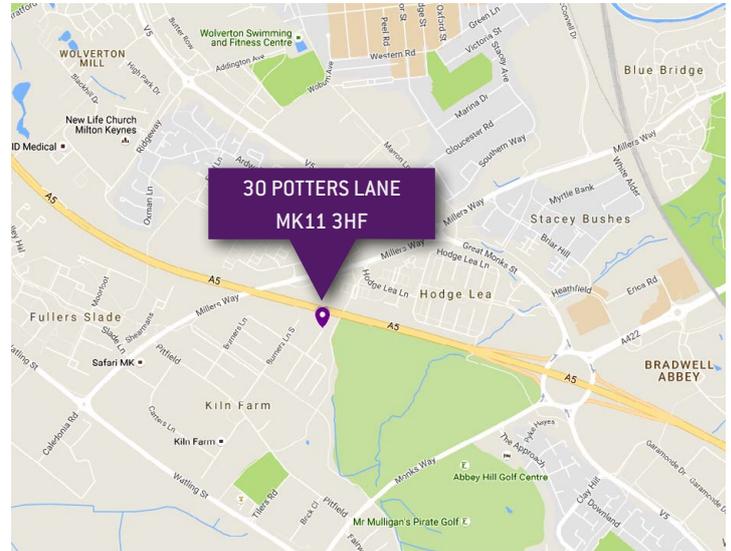
Freehold Price

£300,000.

Business Rates

Property Address	Rateable Value 2010	Estimated Rates payable 2016/17
30 Potters Lane	£12,250	£583 (assumes qualification for small rate relief)

Interested parties should contact Milton Keynes Council to verify the amount of business rates payable (Tel: 01908 253794).



VAT

All rents, prices and premiums are stated exclusive of VAT.

Floor Areas

	Gross Internal floor area (m ²)	Gross Internal floor area (sq ft)
Ground floor Warehouse/production area and ancillary	257.43 m ²	2,771 sq ft

Viewing and further information:

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