



**louchshacklock**  
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**TRANSPORT HOUSE | BRICK CLOSE  
KILN FARM | MILTON KEYNES | MK11 3JB**

## **DETACHED WAREHOUSE PREMISES TO LET/FOR SALE**

**16,726 sq ft / 1,554 m<sup>2</sup>**

- Detached warehouse building.
- Established industrial estate close to the A5.
- Warehouse area with minimum eaves height 5.0m.
- Two ground level loading doors.
- Ground floor office accommodation.
- Mezzanine floor above ground floor offices.
- Private service yard.
- 24 car parking spaces.
- COMPREHENSIVE REFURBISHMENT PROPOSED

## Location

Brick Close is within the Kiln Farm employment area in Milton Keynes, directly off Pitfield which is the main road through the industrial estate. Kiln Farm is in the North West area of Milton Keynes and accessed from the H2 Millers Way, H3 Monks Way and V4 Watling Street major urban 'grid-roads'. Kiln Farm is 1 mile from the A5 intersection at Abbey Hill and 3 miles from Central Milton Keynes. Major occupiers in Kiln Farm include Lightning Source, Energie Fitness, RWDI, Rohan, Sansetsu, Royal Mail, Rockwell Automation and WD40.

## Description

Transport House is a detached light industrial/warehouse building of steel frame construction with reinforced concrete floor slab and insulated steel profiled cladding to the elevations and roof.

The warehouse/production area has a minimum internal eaves height of 5.0m rising to 5.6m and is served by two ground level roller-shutter doors, beneath a canopy in the side elevation of the property, facing the private service yard.

There are Ground Floor office and toilet facilities, with a mezzanine floor above that could be used for storage or fitting of additional offices.

The property has three phase electricity, gas, water and telecom services.

There are 24 car parking spaces to the front elevation of the property.

A comprehensive refurbishment programme is proposed and further details can be provided upon request.

## Highlights

- ✓ Detached warehouse building with private service yard.
- ✓ Established Milton Keynes location.
- ✓ Full refurbishment proposed.
- ✓ Ground floor offices and mezzanine floor above.
- ✓ TO LET or FOR SALE.

## Floor Areas

	Floor area (m <sup>2</sup> )	Floor area (sq ft)
Warehouse/Production Area	1,243	13,379
Ground Floor Office and Ancillary	159	1,716
Mezzanine Floor	152	1,631
<b>Total</b>	<b>1,554</b>	<b>16,726</b>

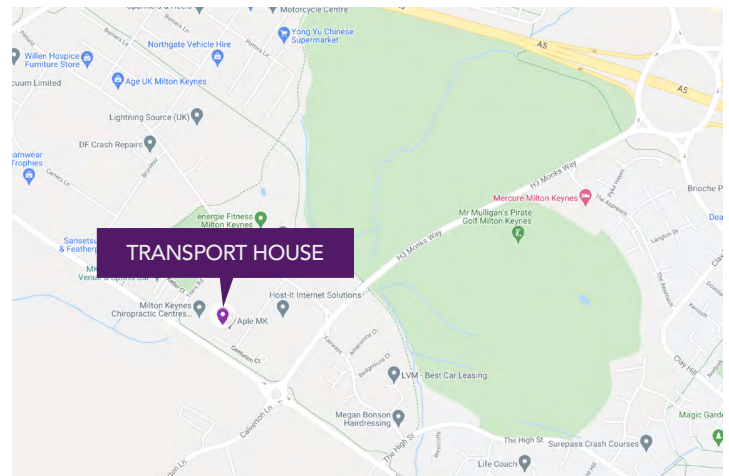
## Terms & Tenure

The property is available to let on a new full repairing and insuring lease for a term to be agreed.

Alternatively, the freehold interest is for sale.

## Rent

£121,065 pa exclusive.



## Price

Freehold sale price upon application.

## EPC

To be confirmed following refurbishment works.

## Business Rates

	Rateable Value (2017)	Estimated Rates Payable (2021/22)
Transport House, Brick Close, Kiln Farm	£62,500	£31,875

## VAT and SDLT

All prices and terms quoted are exclusive of Value Added Tax (VAT) and Stamp Duty Land Tax (SDLT) and interested parties must make their own enquiries regarding liability for VAT and SDLT in respect of the property and any proposed transaction.

## Viewing and further information:

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