

01908 224 760

www.louchshacklock.com



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

DETACHED WAREHOUSE PREMISES TO LET/FOR SALE 16,726 sq ft / 1,554 m²

- 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



01908 224 760 www.louchshacklock.com

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 (m²)	Floor area (sq ft)
Warehouse/Production Area	1,243	13,379
Ground Floor Office and Ancillary	159	1,716
Mezzanine Floor	152	1,631
Total	1,554	16,726

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.

<text><text><text><text><text>

Louch Shacklock and Partners LLP as agents for vendors/lessors of this property give notice that: 1. These particulars do not constitute nor any part of, any offer or contract. 2. All descriptions, statements, dimensions, references to availability, condition and permissions for use and occupation or other details are given in good faith. However, they are made without responsibility, and should not be relied upon as representations of fact. Intending purchasers or tenants should by enquiry, satisfy themselves as to the correctness and availability in each case before arrangements are made to travel and view. 3. Unless otherwise stated, all prices, rents and other charges are quoted exclusive of value addet ax (VAT). Any intending purchasers or tenants shoulds or use and pound exclusive of value addet ax (VAT). Any intending purchasers or tenants must satisfy themselves independently as to the incidence of VAT in respect to any transaction. 4. All plant, machinery, equipment, services and fixtures and fittings referred to in these particulars were believed to be present at the date of publication. They have not, however, been tested and, nor does any person in our employment have any authority to make or give, any representation or warranty whatsoever in relation to this property. 5. Louch Shacklock and Partners LLP does not provide any legal, financial or other advice. 6. The Vendor or Lessor does not give Louch Shacklock and Partners LLP or any person in the employment of Louch Shacklock and Partners LLP our any construct. The information contained in these particulars is of a general nature and may not be applicable to your own specific circumstance. If you are in any doubt, please seek professional advice.