



Industrial – 32,531 sq ft (3,022 sq m)

**In Brief**

- Detached production/warehouse unit
- Undergoing comprehensive refurbishment
- 3 ground level loading doors
- Minimum eaves height of 4.25m rising to 5.6m

**UNIT K3, PITFIELD, KILN FARM  
MILTON KEYNES, MK11 3LW  
TO LET**

### Location

Kiln Farm is located on the Western side of Milton Keynes adjacent to the Abbey Hill Interchange of the A5 dual carriageway with Junction 14 of the M1 motorway approximately 6.5 miles to the East and Central Milton Keynes within 3.5 miles to the East. Mainline rail services are also available from Milton Keynes train station and in turn fast trains (circa 35 minutes) to London Euston.

### Description

K3 Pitfield is a link detached production / warehouse unit of 29,674 sq ft (2,757 sq m) which is due to undergo a comprehensive refurbishment program. Currently the unit benefits from a minimum eaves height of 4.25m rising to 5.6m, 2 ground level loading doors and good car-parking.

The refurbishment works will include the addition of first floor offices, ground floor reception with additional staff welfare facilities, reclad front elevation, LED lighting throughout and a comprehensive redecoration internally and externally with the addition of a third ground level loading door.

### Services

All mains services including water, drainage, gas and three phase power are believed to be connected to the property. Bidwells have not tested any of the available services and interested parties are advised to make their own enquiries as to their condition.

### Terms

Upon completion of the refurbishment works the premises are available by way of a new full repairing and insuring lease for a term of years to be agreed. Full details available on application to the agent.

### Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

### Value Added Tax

Prices outgoing and rentals are quoted exclusive of but may be liable to VAT.



### Accommodation

	sq ft	sq m
Ground Floor Warehouse & Undercroft	29,612	2,751
First Floor Offices	2,919	271
<b>Total</b>	<b>32,531</b>	<b>3,022</b>

NB: The unit will be subject to a re-measurement upon completion of the refurbishment.

### Additional Information

#### Rates

We understand the property has a shared rating assessment with Unit K2. A separate rating assessment will be undertaken upon completion of the works. Interested parties are advised to make their own enquiries to the Local Rating Authority, Milton Keynes Council (t: 01908 691 691) to verify this information.

#### EPC

The energy rating of this property is C 65. The certificate and full report are available on request.

#### Postcode

MK11 3LW.

#### Enquiries

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