

UNIT 12 18,208 sq ft (1,691 sq m)
BRUDENELL DRIVE, BRINKLOW
MILTON KEYNES MK10 0DE

Stratus Park



MODERN HIGH-QUALITY INDUSTRIAL/ WAREHOUSE UNIT • 18,208 SQ FT (1,691 SQ M) APPROX
CLOSE TO JUNCTIONS 13/14 OF THE M1

TO LET

DESCRIPTION

Unit 12 offers a fully refurbished distribution warehouse of approximately 18,208 sq ft (1,691 sq m). The unit is of a steel portal frame construction with elevations clad in profiled metal sheeting.

The unit benefits from a clear eaves height of 8m, two dock level doors and one level access door and is fitted with both sodium and fluorescent tube lighting to the warehouse. Loading is accessed via a secure gated yard.

The ancillary offices are arranged in an open-plan format over two floors and benefit from suspended ceilings, raised floors and gas fired central heating.



ACCOMMODATION











Use	SQ FT	SQ M
Warehouse	15,387	1,429
Ground Floor Office	1,410	131.05
First Floor Office	1,410	131.05
Total GIA (Approx)	18,208	1,691

SPECIFICATION

- Clear eaves height 8m
- Two dock level doors
- One level access door
- Secure service yard with manned gatehouse
- 31 car parking spaces
- Floor loading 50 kN/m²



UNIT 12

- 1. 
- 2. 
- 3. 
- 4. 
- 5. 
- 6. 
- 7. 
- 8. 
- 9. 
- 10. 

LOCATION

The unit is located on Stratus Park in the established industrial district of Brinklow at the intersection of Brudenell Drive and Tongwell Street which links directly to junction 14 of the M1 just over 2 miles to the north-west and junction 13 approximately 3 miles to the east.

Milton Keynes is located approximately 52 miles north-west of London and is recognised as one of the fastest growing urban areas in the United Kingdom since its designation as a New Town in 1967. The close proximity to Junctions 13/14 of the M1 Motorway, provides excellent access to the national motorway network, which has resulted in Milton Keynes becoming a strategic distribution location with IDI Gazeley's Flagship UK development Magna Park Milton Keynes within close proximity. Major warehouse occupiers include Tesco, Exel Logistics, Royal Mail, Waitrose, Kuehne & Nagel and John Lewis.

DISTANCES

M1 Motorway (J14)	2 miles
M1 Motorway (J13)	3 miles
M40 Motorway	30 miles
M25 Motorway (J21)	33 miles
M6 Motorway	36 miles
Central London	52 miles
Birmingham	70 miles

TENURE

The unit is available on a new FRI lease. Terms on application.

LEGAL COSTS

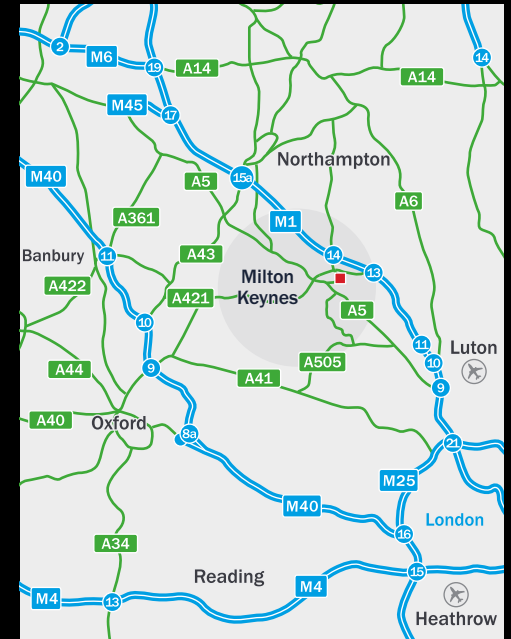
The ingoing occupier will be responsible for their own legal costs in respect of this transaction.

BUSINESS RATES

Prospective occupiers should make their own enquiries to confirm the rates liabilities.

EPC

The unit has an EPC Rating of C.



Aberdeen
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VIEWING

Strictly by appointment only:

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