

OXFORD
MILTON KEYNES
LOGISTICS CENTRE

88,340 SQ FT
ESTABLISHED
MILTON KEYNES
LOGISTICS CENTRE

73 MERCERS DRIVE | BRADVILLE | MILTON KEYNES | MK13 7HQ





SECURE SITE. PROVEN LOCATION. READY FOR OCCUPATION.



Connex 90 provides 88,340 sq ft of modern warehouse and office accommodation on a secure, self-contained site in Milton Keynes.

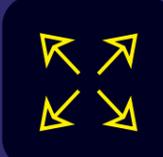
Strong fundamentals including dock and level access loading, generous yard depth and quality two-storey offices combined with excellent access to the A422, A5 and M1 (J14).



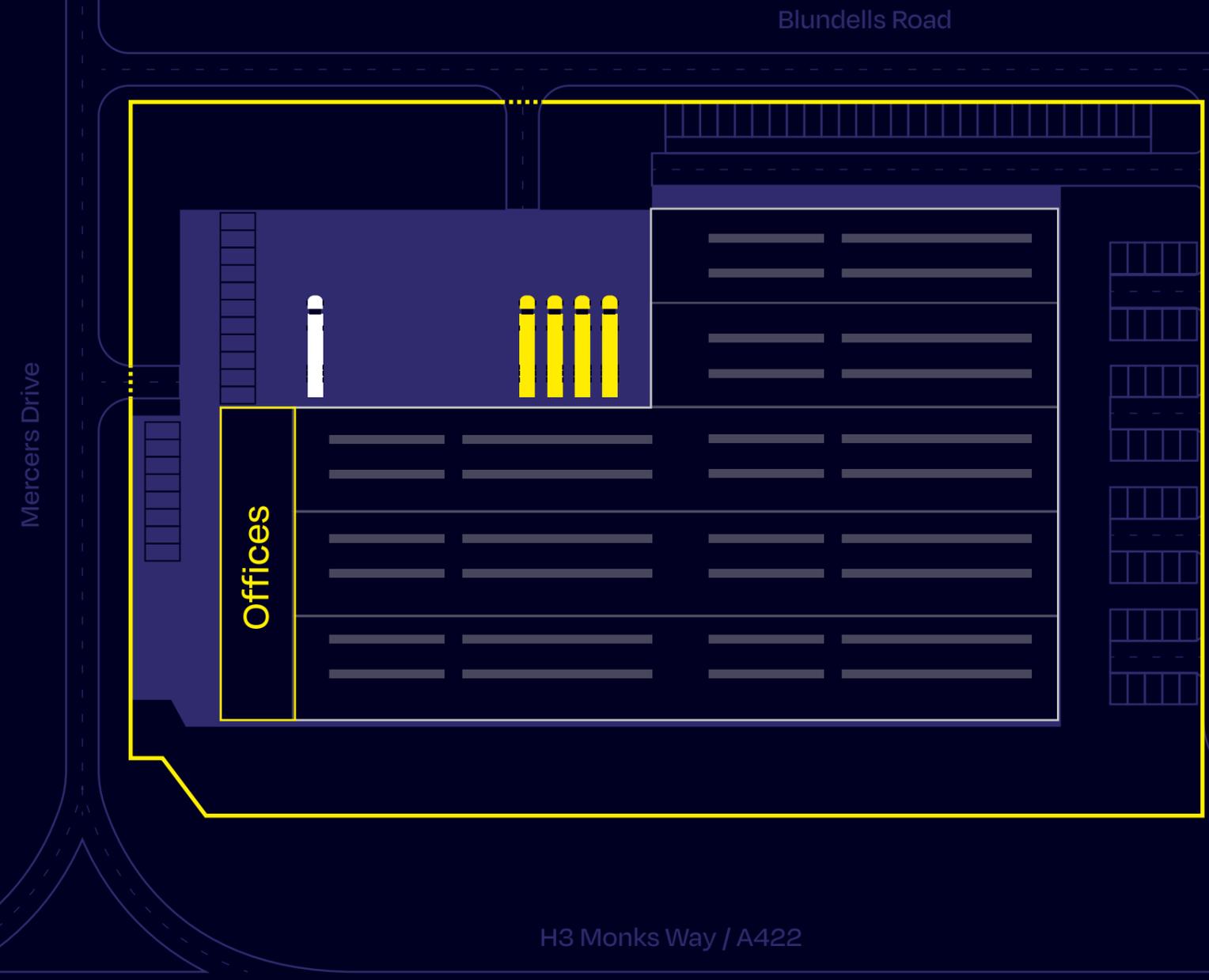


WAREHOUSE SPACE THAT DELIVERS

Connex 90 provides well-configured warehouse accommodation with a minimum clear internal height of 7.6m, four dock level doors and a level access door. A secure concrete yard and integrated two-storey office accommodation support efficient day-to-day operations, creating practical, modern space suited to distribution or light industrial use.

-  TOTAL SIZE (SQFT) **88,340**
-  EAVES HEIGHT **7.6m**
-  DOCK LEVEL **4 doors**
-  LEVEL ACCESS **1 door**
-  CAR PARKING **88 bays**
-  LIGHTS **LED**
-  OFFICE SQUARE FRONTAGE
-  BENEFITS FROM A SECURE CONCRETE YARD

UNIT	SQ FT	SQ M
Warehouse	80,332	7,463
Offices	8,008	744
Total	88,340	8,207





WAREHOUSE

80,332 SQ FT



The total resident population in Milton Keynes (2021 census)

288,312

Employment rate — higher than the regional average of 78.2%

80.3%

UK population within a 60 minute drive time

27%

The transportation and storage sector accounts for around 9.1% of employee jobs in Milton Keynes

9.1%

ONE OF THE UK'S PREMIER LOGISTICS LOCATIONS



Milton Keynes MK13 7HQ

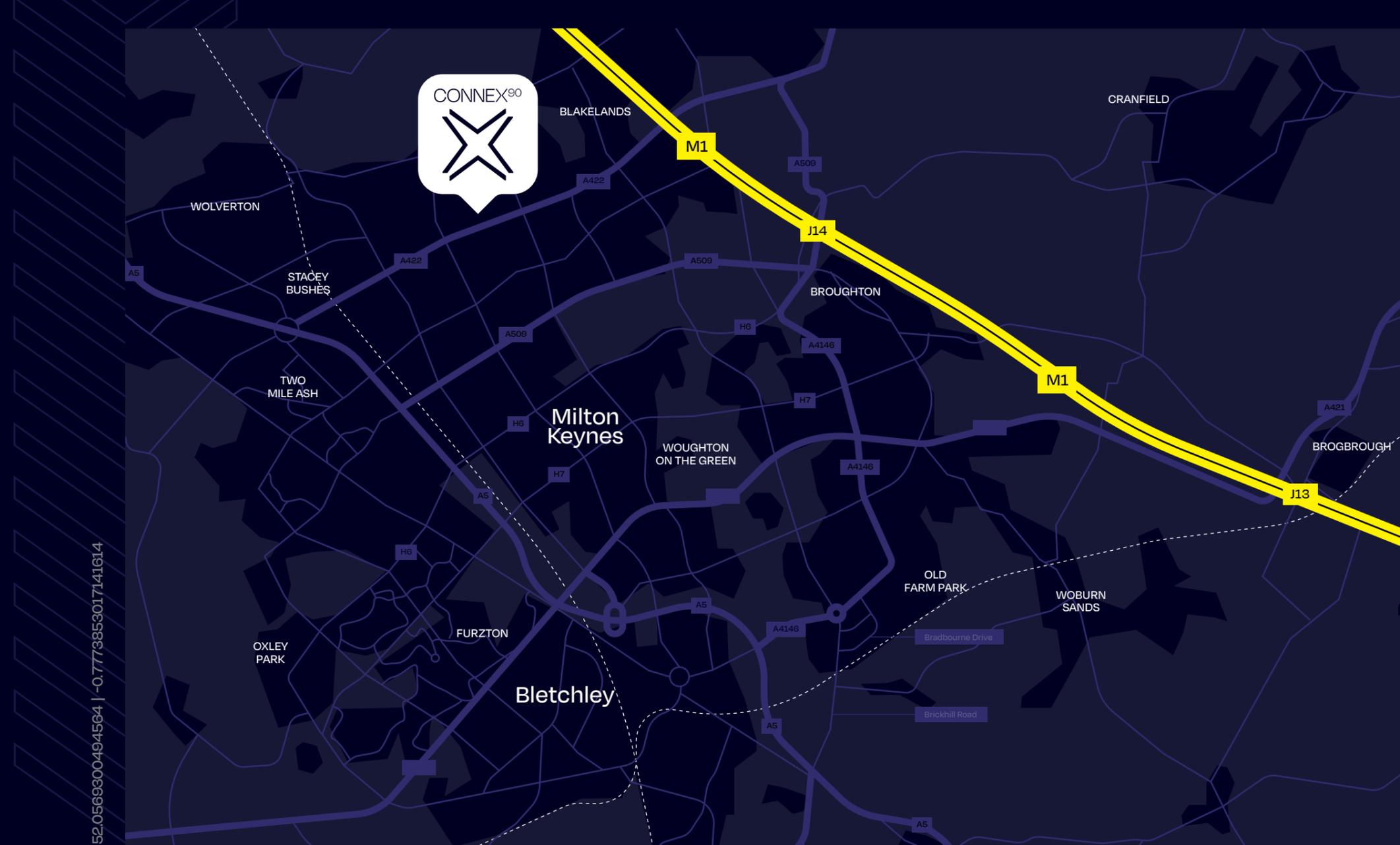




IMMEDIATE ACCESS TO REGIONAL ROAD NETWORKS

Milton Keynes is one of the UK's most established logistics locations, offering access to 45 million consumers within a 4.5-hour drive and 15% of the population within one hour. London lies 55 miles to the south and Birmingham 71 miles to the north west, with direct connectivity via the M1, A5 and A421.

Connex 90 occupies a prominent position fronting the A422 within the established Blundells Road industrial area in Bradville, approximately one mile north-west of the town centre. Junction 14 of the M1 is 4.5 miles away and the A5 dual carriageway just 1.5 miles, placing the building at the heart of Milton Keynes' industrial and distribution network, alongside occupiers including Beardow Adams and Sodexo.



52.0569300494564 | -0.7773859017141614

M1 Junction 14
4.5 MILES

	MILES	MINS
A4146	0.4	2
A5	1.4	5
A421	2.5	6
M1 (j14)	4.5	10
M25 (J21)	31	35
M40 (J10)	25	46

	MILES	MINS
Milton Keynes	5.1	10
Luton	20	30
Oxford	44	60
London	51	1hr 5
Birmingham	71	1hr 20
Manchester	154	2hr 58

	MILES	MINS
Luton	24	40
Birmingham International	65	1hr 15
Heathrow	58	1hr 26
Stansted	76	1hr 33
Gatwick	93	2hr 20
Manchester	147	2hr 35

	MILES	MINS
London Gateway	82	1hr 50
Tilbury	81	1hr 42
Felixstowe	118	2hr 32



Self-contained units of this scale within established Milton Keynes estates remain limited. **Connex 90** combines scale, secure yard depth and immediate connectivity to the M1 and A5, offering occupiers a practical platform for regional or national distribution.





CONNEX⁹⁰

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