



UNIT 3

CRAWLEY CROSSING

M1 J13 / Milton Keynes / MK43 OUT



TO LET

Newly
Refurbished
Warehouse
Adjacent to
J13 of the M1

18,424 sq ft

RAJAPACK

Junction 13

XPO Logistics

FURNITURE
Village

WOLSELEY

GXO

FedEx

amazon

M1

M1

Sealite

APLE
TRANSPORT SOLUTIONS



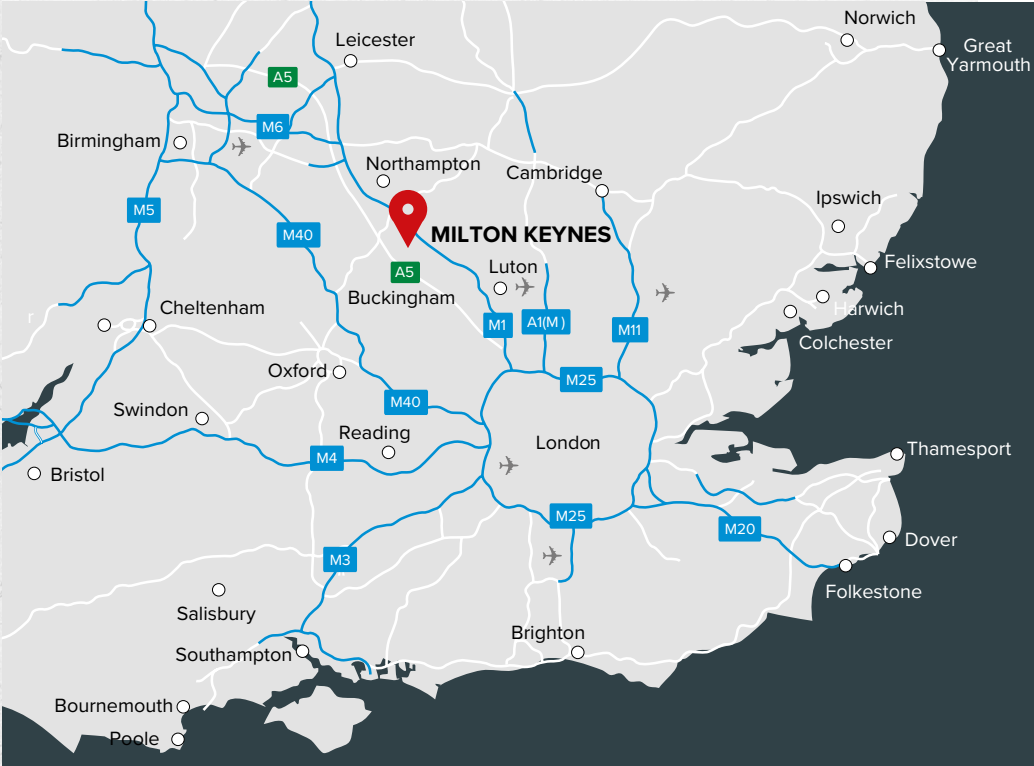
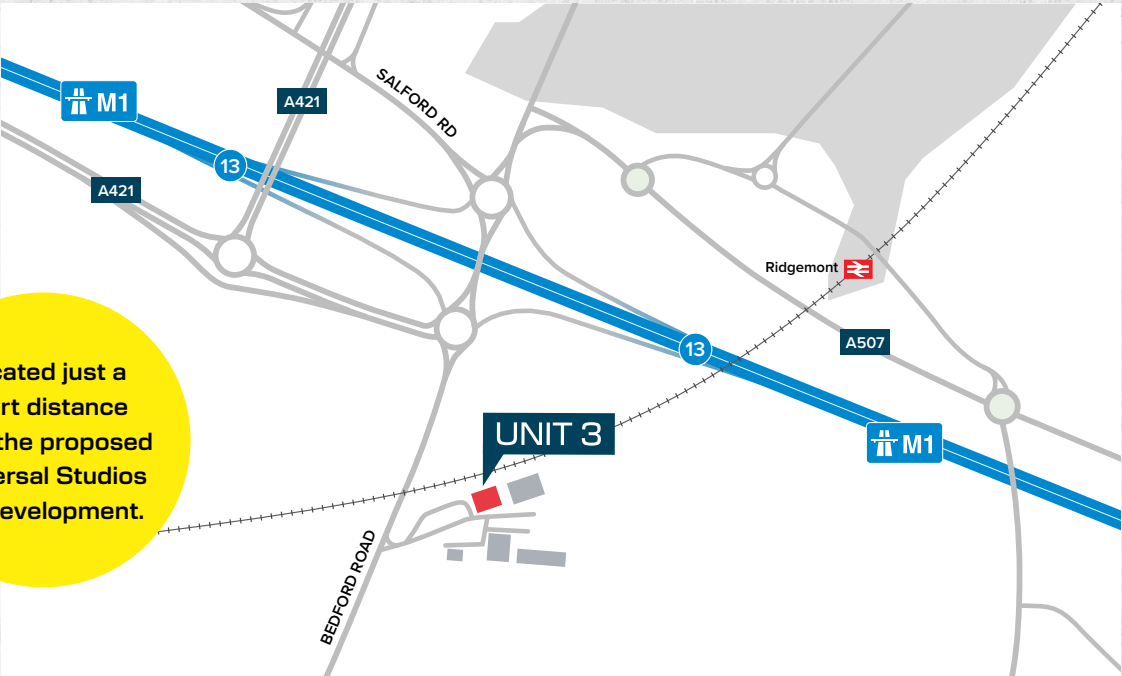
LOCATION

Crawley Crossing is strategically positioned directly beside Junction 13 of the M1 motorways. Its address places it in one of the UK's strongest north-south freight corridors.

The site is centrally located giving operators efficient reach into London and the M25 distribution belt to the south, the midlands manufacturing and warehousing hubs to the north East Coast ports such as Felixstowe and South Coast freight corridors via the M25 and A34 routes.

Its position on the M1 is especially valuable because the motorway is one of Britains primary freight arteries, connecting: London, Milton Keynes, Northampton, Leicester, Sheffield and Leeds.

Located just a short distance from the proposed Universal Studios UK development.



DESTINATIONS		
M1 J13	0.3 miles	1 min
Milton Keynes	8 miles	10 mins
Newly proposed Universal Studios UK	8 miles	10-15 mins
M25 (21A)	25 miles	28 mins
London	46 miles	1hr 30 mins

PORTS		
Tilbury	72 miles	1hr 25 mins
London Gateway	74 miles	1hr 25 mins
Southampton	108 miles	1hr 55 mins
Felixstowe	123 miles	2 hrs

RAIL		
Ridgmont Station	1 mile	3 mins
Milton Keynes Central	9 miles	17 mins
Bedford Station	11 miles	20 mins

AIRPORTS		
London Luton	18 miles	25 mins
London Heathrow	47 miles	55 mins
East Midlands	70 miles	1hr 10 mins

POSTCODE: MK43 OUT



///whizzing.price.taps



Google Maps

DESCRIPTION

The property has recently undergone a comprehensive refurbishment programme. The unit benefits from 10m eaves height and is of steel portal frame construction, providing clear-span warehouse accommodation.

Two-storey office accommodation is situated to part of the front elevation and benefits from a dedicated visitor entrance, separate from the main warehouse access. The property also features a large, secure 30 metre yard, dedicated parking provision, and EV charging points.



[VIEW ONLINE GALLERY](#)





Dedicated visitor entrance

PV panels on roof

10m eaves

30m deep yard

Dedicated parking

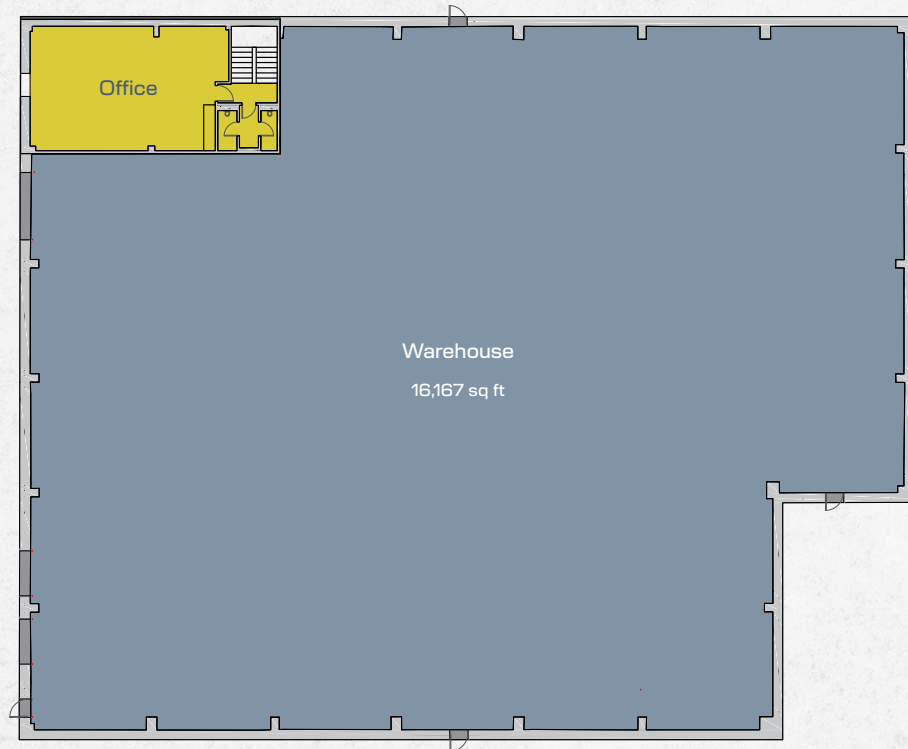
Two-storey offices

1 level access door

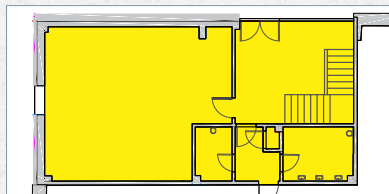
2 dock level doors

Secure gated perimeter

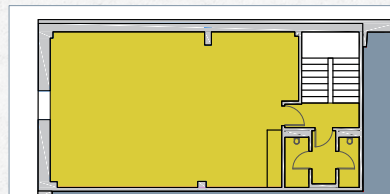
ACCOMMODATION



Ground Floor Office



First Floor Office





UNIT 3

CRAWLEY CROSSING

M1 J13 / Milton Keynes / MK43 OUT

DISCLAIMER: The Agents for themselves and for the vendors or lessors of the property whose agents they are give notice that, (i) these particulars are given without responsibility of The Agents or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) The Agents cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of The Agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on the purchase price and / or rent, all figures are exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) The Agents will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. 10/26

TENURE

To Let.

TERMS

The property is available by way of a new Full Repairing and Insuring Lease on terms to be agreed.

EPC

Rating A.

RENT

Rent on application.

VIEWING & FURTHER INFORMATION



www.m1agency.co.uk

0203 889 1010

Sophie Cordery

sophie.cordery@m1agency.co.uk

07825 380 457

Joe Salisbury

joe.salisbury@m1agency.co.uk

07809 399 946

Ben Grinnell

ben.grinnell@m1agency.co.uk

07824 397 718