MIRZA HOUSE

TILBROOK, MILTON KEYNES **MK7 8HY**

SELF-CONTAINED RACKED WAREHOUSE SPACE & HIGH QUALITY OFFICES / SHOWROOMS

19,000 – 35,000 SQ FT



AVAILABLE

TO LET

ON FLEXIBLE TERMS

- 1,400 pallet positions
- 6m minimum clear height
- 2 level access loading doors
- Secure gated yard

Flexible Warehouse, Office & Showroom Accommodation

An opportunity to acquire flexible warehouse and storage space together with high quality offices, showroom and welfare facilities forming part of this prominent headquarters building.

The available warehouse accommodation extends from 19,000 sq ft to 30,000 sq ft and is fully racked to provide up to approx. 1,400 pallet positions, comprising 1,250 full-height positions and 150 reduced-height positions.The racking can be removed to accommodate a block-stacking operation if required, subject to the agreed lease term.

The warehouse provides a minimum clear working height of 6m, with loading access provided by two dedicated level access doors opening onto a secure gated yard.

Adjacent to the loading doors is a shared driver's canteen and welfare area overlooking the loading yard.

The high quality office, showroom and welfare accommodation extends to approximately 5,000 sq ft and is arranged over ground and first floors at the southern end of the building.

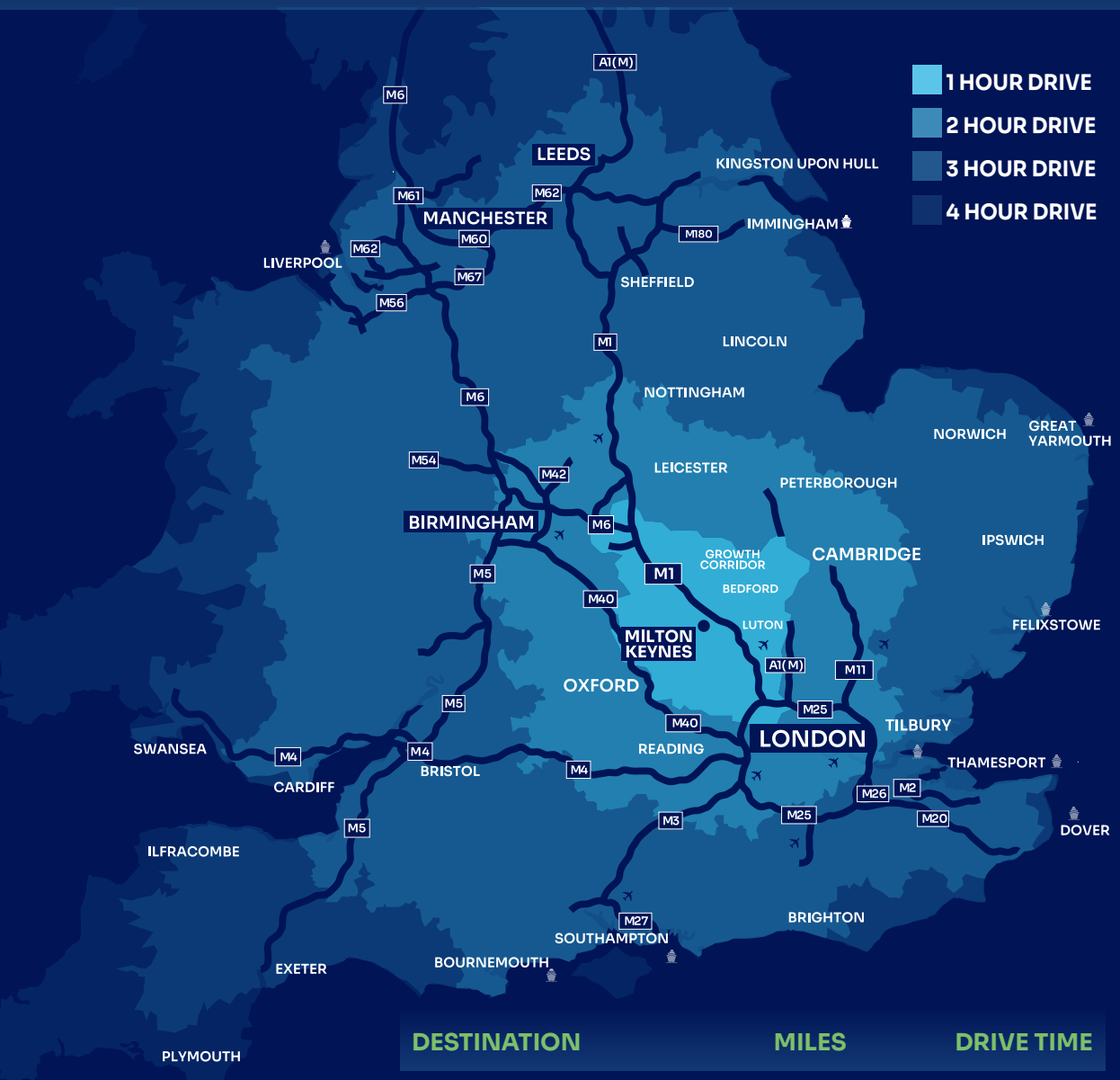
The offices benefit from their own dedicated entrance, positioned approximately halfway along the front elevation adjacent to the glazed paneling. The accommodation provides a mix of open-plan workspace, private meeting rooms and showroom areas together with staff welfare facilities.

Staircase access is also provided directly into the warehouse from the first floor.





ACCOMMODATION	APPROX. AREA
FLEXIBLE WAREHOUSE SPACE	**19,000 – 30,000** SQ FT
GROUND & FIRST FLOOR OFFICES / SHOWROOMS	**5,000** SQ FT
TOTAL	**35,000** SQ FT



DESTINATION	MILES	DRIVE TIME
M1 (J13 & 14)	4 MILES	8-10 MINUTES
A5	<2 MILES	3-5 MINUTES
CENTRAL MILTON KEYNES	3 MILES	10-15 MINUTES

///

///chose.handle.atoms

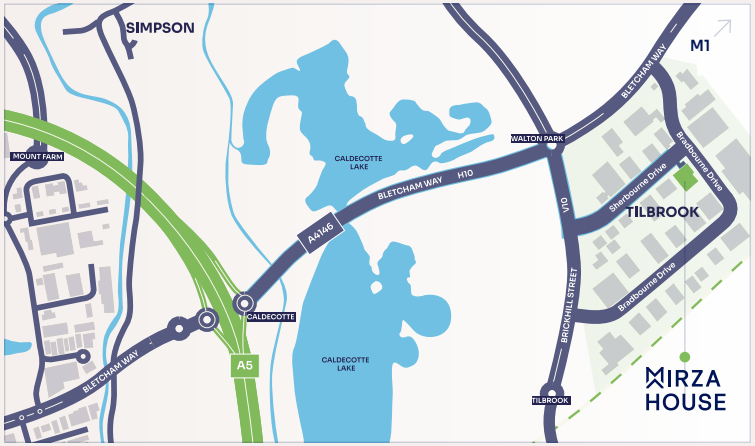
Prominent Tilbrook Location

Mirza House occupies a prominent corner position on the eastern side of Sherbourne Drive, at its junction with Bradbourne Drive, within the established Tilbrook employment area.

The property is approximately 3 miles south-east of Central Milton Keynes, with excellent access to the region's established road network. The M1 motorway at Junctions 13 and 14 is approximately 4 miles away, while the A5 is less than 2 miles from the property.

Tilbrook is a well-established and sought-after employment location incorporating a range of high-quality headquarters and industrial buildings. The estate is also home to Red Bull Technology.

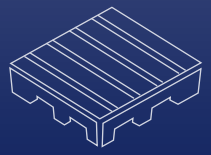
The industrial park is readily accessible from Milton Keynes' established city grid road network, close to the junction of H10 Bletcham Way and V10 Brickhill Street.



Racked Warehouse & Flexible Accommodation

INDICATIVE LAYOUT

1,400
pallet positions



Pallet dimensions:
1,200mm entry x 1,000mm deep

Maximum height: 1,960mm

Maximum pallet weight: 450 KG

The warehouse comprises a racked storage facility with approximately 1,400 pallet positions.

The existing racking provides a range of storage configurations and can be retained by the incoming occupier or removed to allow the space to be configured for alternative storage or block-stacking requirements, subject to the agreed lease terms.

WAREHOUSE — 19,000 – 30,000 SQ FT

- 1,400 pallet positions
- 6m minimum clear height
- 2 level access loading doors
- 1,250 full height pallet positions
- 150 reduced height pallet positions
- Secure gated yard

OFFICES/SHOWROOM — 5,000 SQ FT

- Two storey accommodation
- Open-plan and private areas
- Showroom space
- Meeting rooms
- Staff welfare facilities
- Dedicated entrance

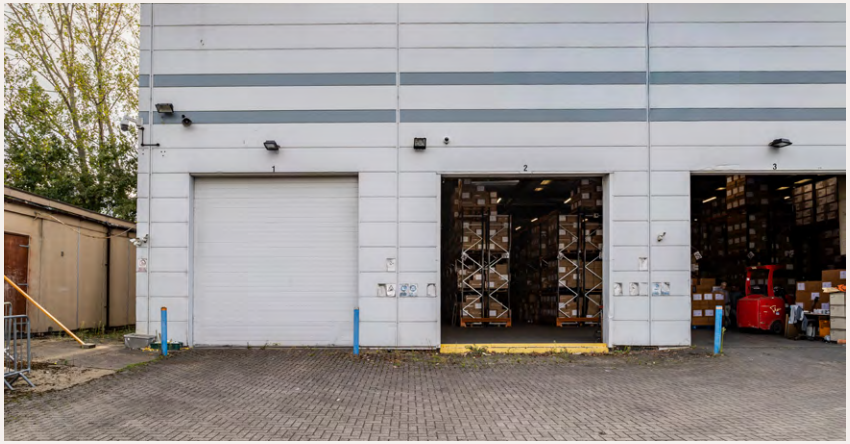
High Quality Space with Excellent Facilities



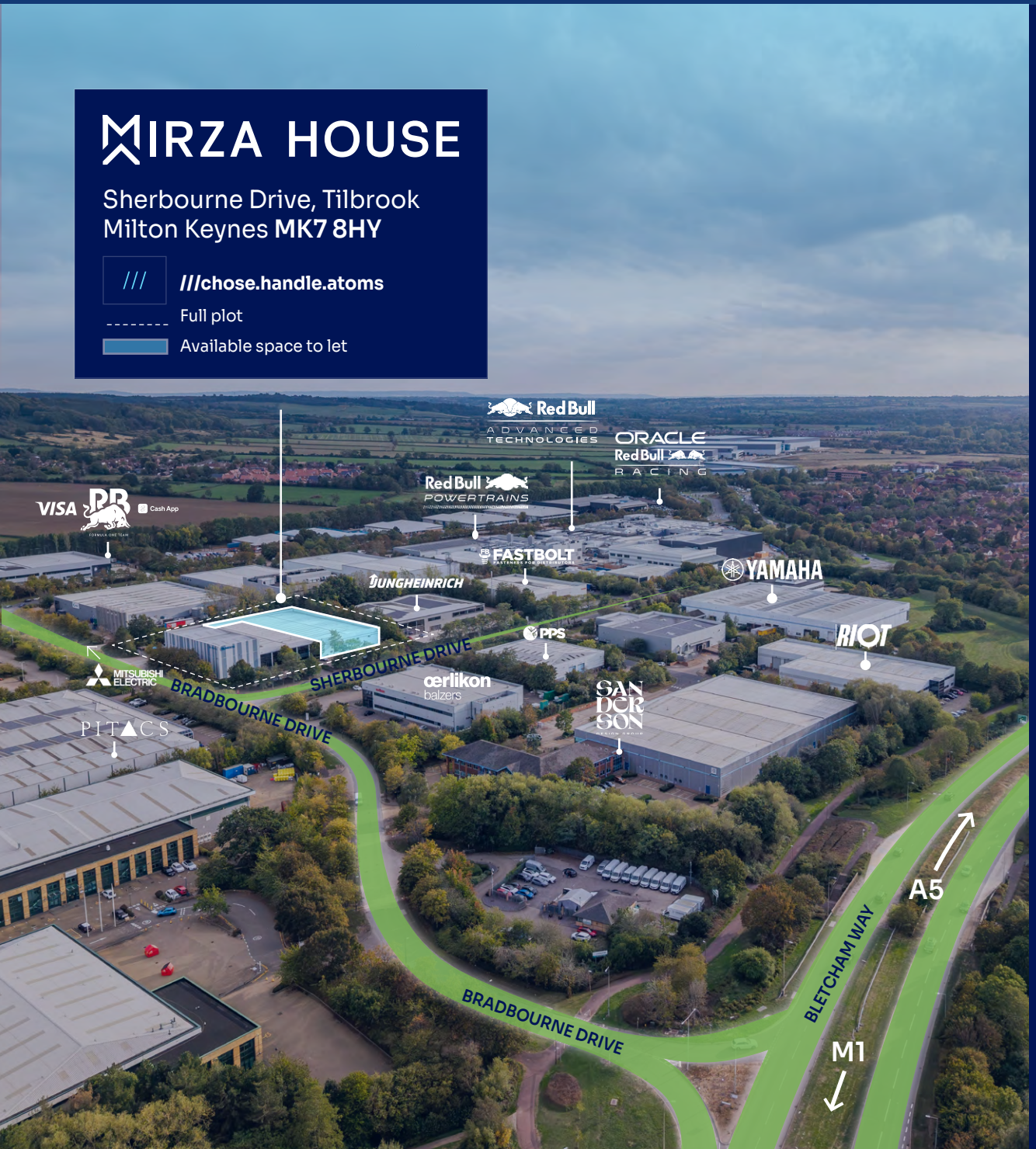








- 19,000 – 30,000 sq ft fully racked warehouse
- 1,400 pallet positions
- 6m minimum clear height
- 2 level access loading doors
- CCTV / 24-hour monitoring
- High-profile headquarters building
- Established Tilbrook business park
- Flexible accommodation
- 5,000 sq ft offices / showrooms
- 1,250 full height pallet positions
- 150 reduced height pallet positions
- Secure gated yard
- LED lighting
- Separate welfare facilities
- Prominent corner position
- Excellent access to M1 and A5



Available To Let

Mirza House provides an opportunity to secure a combination of racked warehouse, storage, office and showroom accommodation within an established and highly accessible Milton Keynes employment location.

The property offers flexibility for occupiers requiring storage capacity alongside high quality office and welfare accommodation, with the potential to configure the warehouse to suit individual operational requirements.

TENURE: Available on a new lease at an all-inclusive rent.

TERMS: On application.

EPC: B (32)

louch shacklock

01908 224760

louchshacklock.com

Robert Shacklock
robert@louchshacklock.com
07860472750

Luke Epps
luke@louchshacklock.com
07522 084427

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

© 2026 WELLS DESIGN | All rights reserved | www.wells-design.co.uk