Milton Keynes 111

SUNRISE
REAL ESTATE

Newly refurbished industrial/logistics unit available now.

Brudenell Drive, Brinklow,
Milton Keynes, MK10 0DA

M1 Junction 13
4.5 miles / 9 minutes

111,883 sq ft
10,394.3 sq m



Space for
what's next

///POKER.PANELS.YARDS

A well established distribution hub

111,883 sq ft of prime industrial/logistics space in the heart of a highly established location, amongst high grade occupiers.



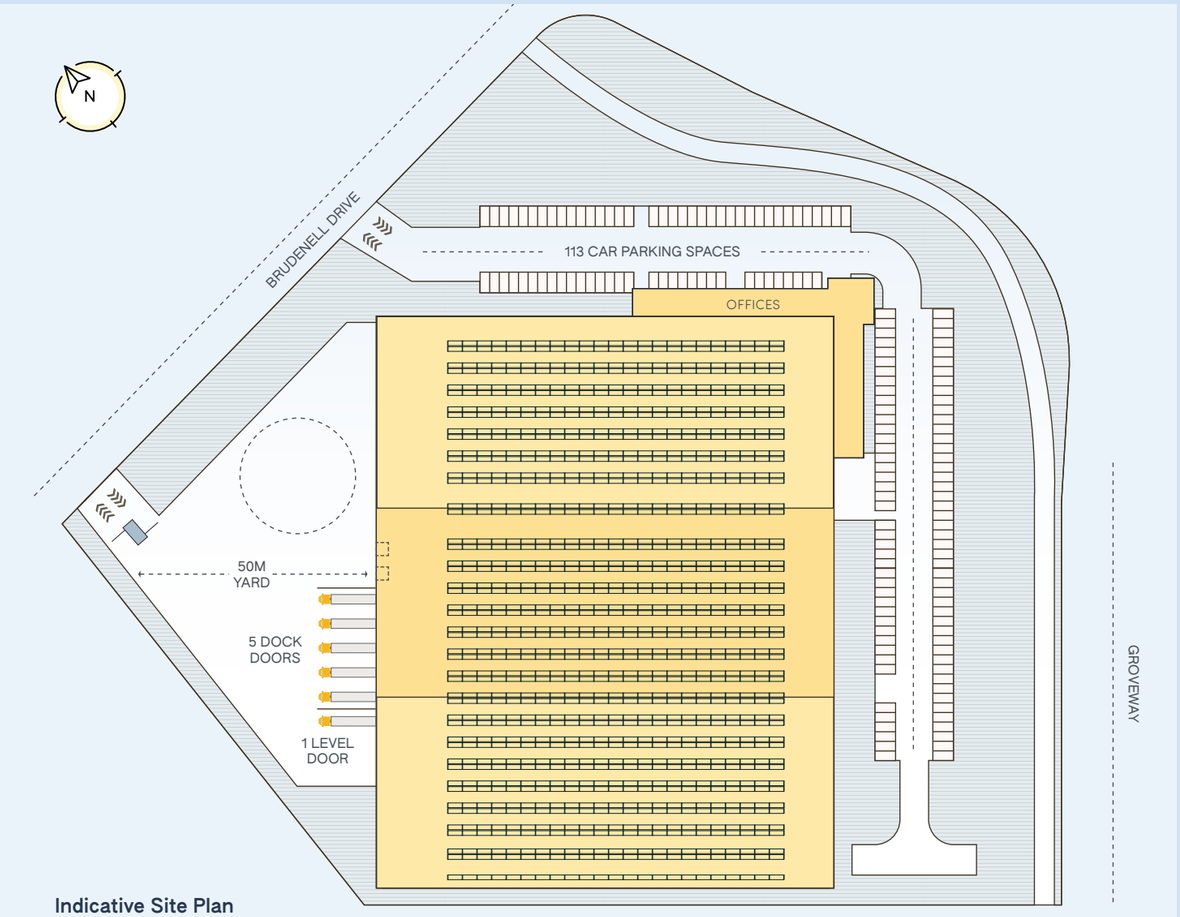
Engineered for high-volume efficiency

Milton Keynes 111 offers an ideal balance of high-capacity storage, forward-thinking sustainability, and dedicated staff amenities.

- 14m Clear internal height
- 5 Dock level loading doors *potential for additional 2 dock doors to be added
- 1 Ground level access door
- 2-Storey offices
- 50kN/m² UDL floor loading
- 50m Secure service yard
- 550 kVA power supply
- 113 Car parking spaces
- Potential for 17,296 pallet positions (2.2m width)
- Transport office & staff breakout area
- 8 EV Charging points
- LED lighting to offices and warehouse
- Air source heat pump
- EPC A
- Landscaped environment

Milton Keynes 111	SQ FT	SQ M
Warehouse	98,460	9,147.2
GF Office	5,204	483.5
FF Office	5,092	473.1
Transport Office / Welfare	2,673	248.3
Ancillary	454	42.2
Total	**111,883**	**10,394.3**

Gross Internal Area



Indicative Site Plan

VNA Racking Positions: 17,296 Pallets Stored







An established & experienced logistics labour pool

287,060
Immediate population within Milton Keynes.

64.9%
Economic activity is above UK average of 58.6%.

150,800
82.4% of the population are economically active, above the national average of 78.5%.

20,665
Local people work in transport, storage & manufacturing.

£788.80
Is the average weekly wage, above the national average of £729.60.

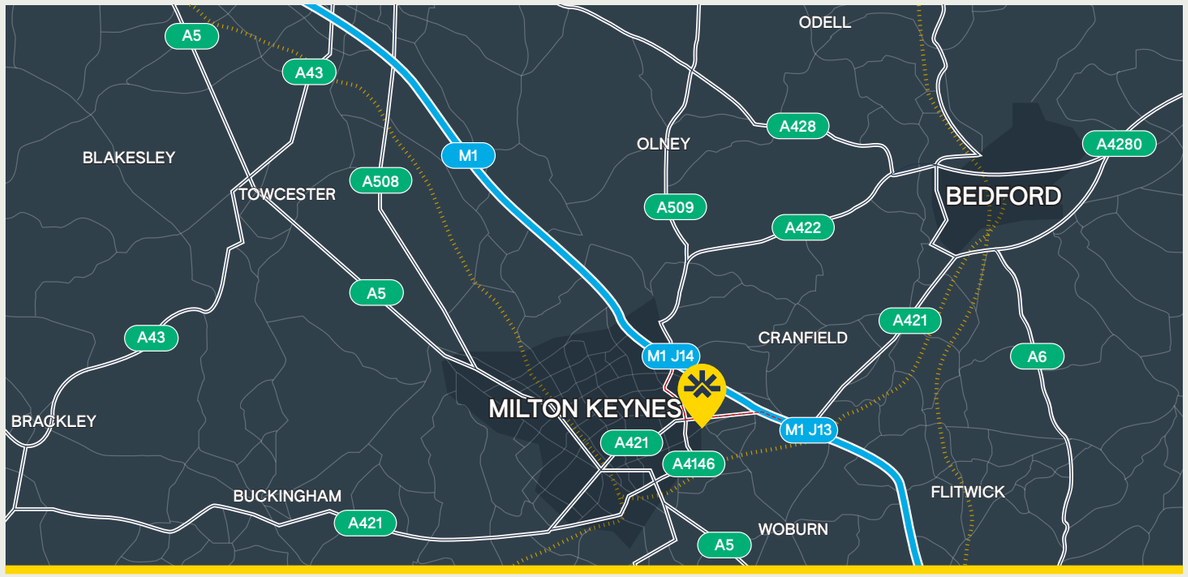
5,900
People are unemployed (3.9%), in line with the national average.

Source: ONS / Nomis
*Approximately

LOCATION

An exceptional strategic location

This premier industrial location delivers exceptional strategic connectivity. Commuting staff benefit from easy access to nearby Milton Keynes Central station, while the direct M1 link ensures efficient and fast distribution across the country.

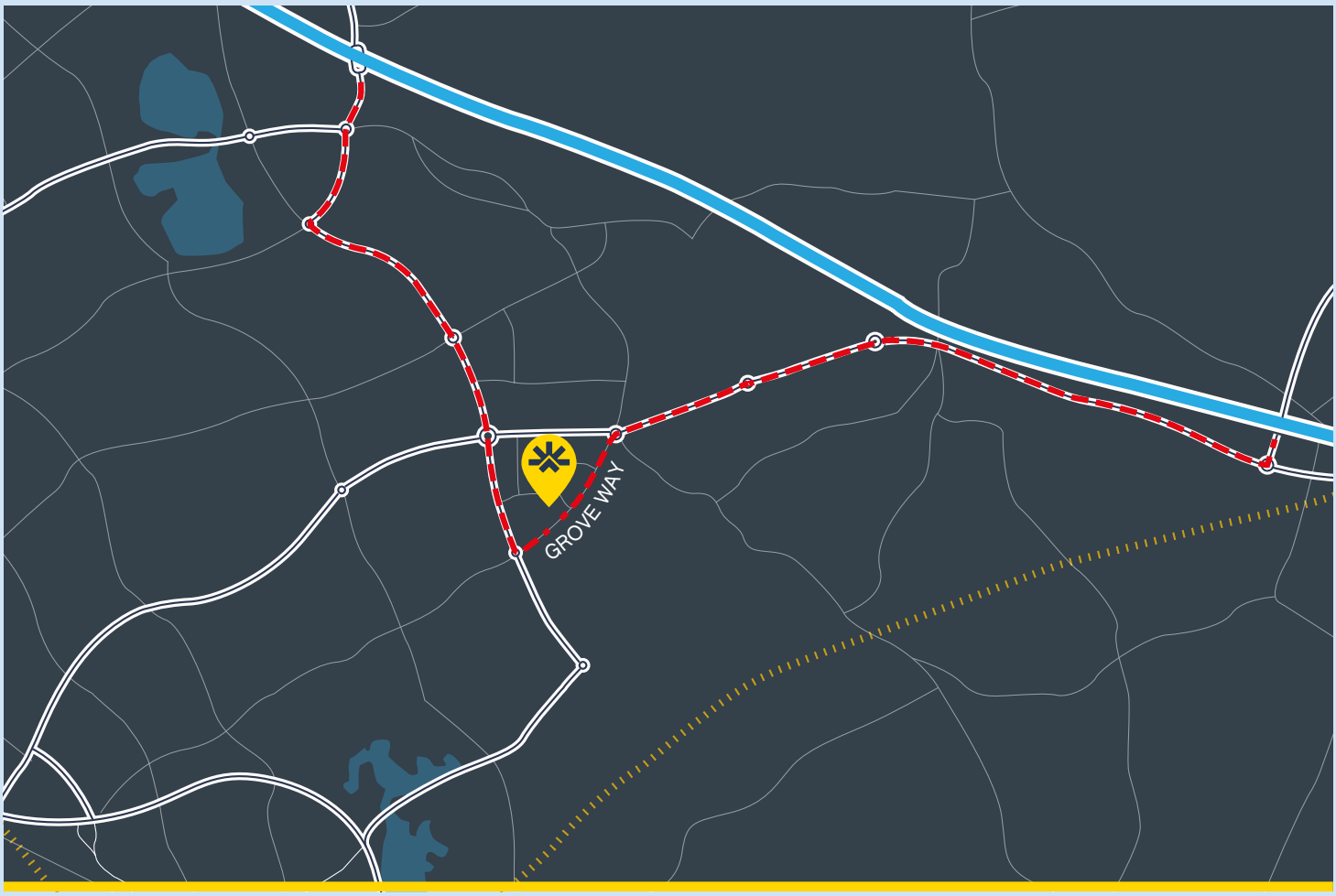


Road connections	Distance	Drive time
A421	0.8 miles	2 mins
A5	2.7 miles	6 mins
M1 (Junction 13)	4.5 miles	9 mins

Destinations	Distance	Drive time
Milton Keynes Central	5.4 miles	12 mins
Bedford	14.2 miles	22 mins
Northampton	21.5 miles	30 mins
London	51.0 miles	70 mins

Freight	Distance	Drive time
London Luton Airport	24.0 miles	30 mins
DIRFT (Daventry)	28.0 miles	35 mins
London Heathrow Airport	54.0 miles	55 mins

Source: Google Maps



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miltonkeynes111.com

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View Location on Google Maps

Available now, all enquiries:

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Space for what's next

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