

# Buckingham 40

BRAND NEW INDUSTRIAL/  
WAREHOUSE UNIT

40,623 SQ FT

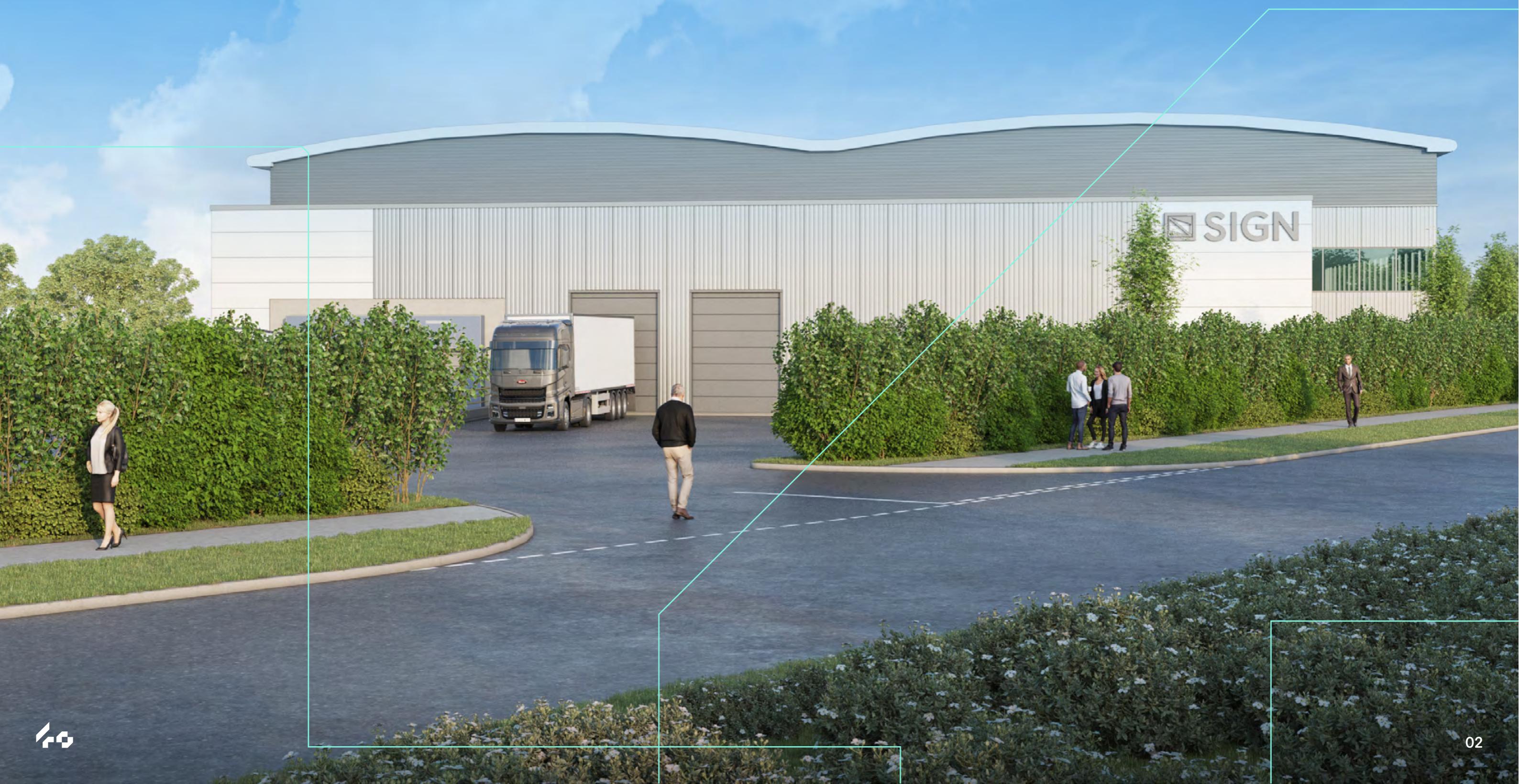
TO LET/MAY SELL  
UNDER CONSTRUCTION  
COMPLETION SPRING 2027



Osier Way, Buckingham, Buckinghamshire MK18 1TB

# Industrial Warehouse on Self-Contained Site

Located in Buckingham, close to Silverstone's automotive and motorsport cluster and Milton Keynes, benefiting from excellent motorway access, Buckingham 40 will comprise a purpose-built, high-quality manufacturing/warehouse unit together with grade A office accommodation.





10m haunch height



2 level access loading doors



2 dock levellers loading doors



50kN/m<sup>2</sup> UDL ground floor design load



Service yard with access to A421 from Osier Way



The building can be adapted to suit individual occupier needs.



First floor office space with accessible raised floors



EV charging car parking



43 car parking spaces



Lift to offices



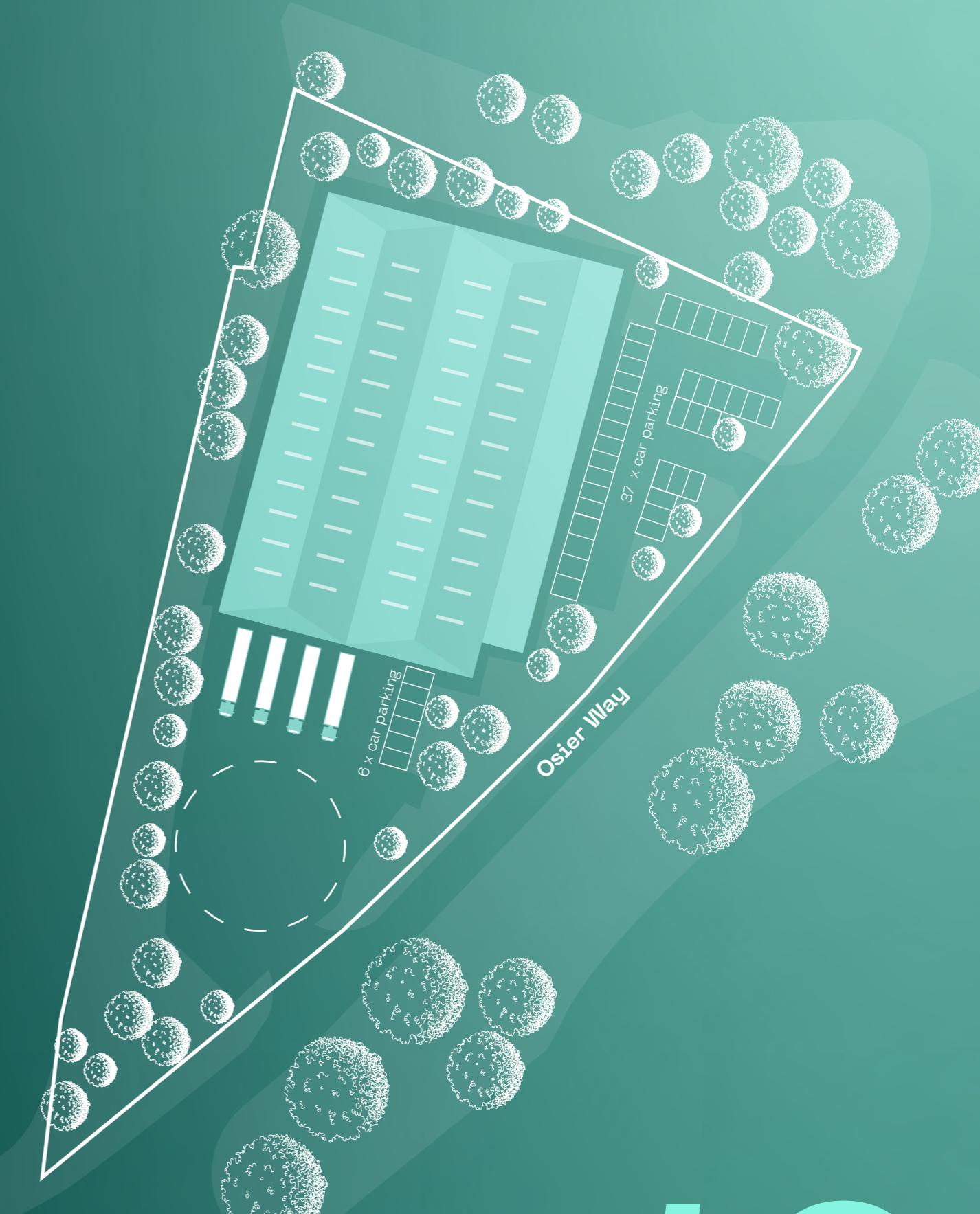
BREEAM rated "Very Good" and EPC A



Roof is solar ready

BUCKINGHAM 40		SQ M	SQ FT
WAREHOUSE	3,580	38,535	
OFFICE	194	2,088	
TOTAL	3,774	40,623	

Buckingham 40 will be completed to a shell specification to include Cat A office space at first floor level ready to receive the occupiers fit out.



# Buckingham 40



BREEAM Rating:  
"Very Good"



Energy Performance:  
EPC A



EV Infrastructure  
charging points



Provision for rooftop  
solar panels



Sustainable  
Material Efficiency



LED  
Lighting



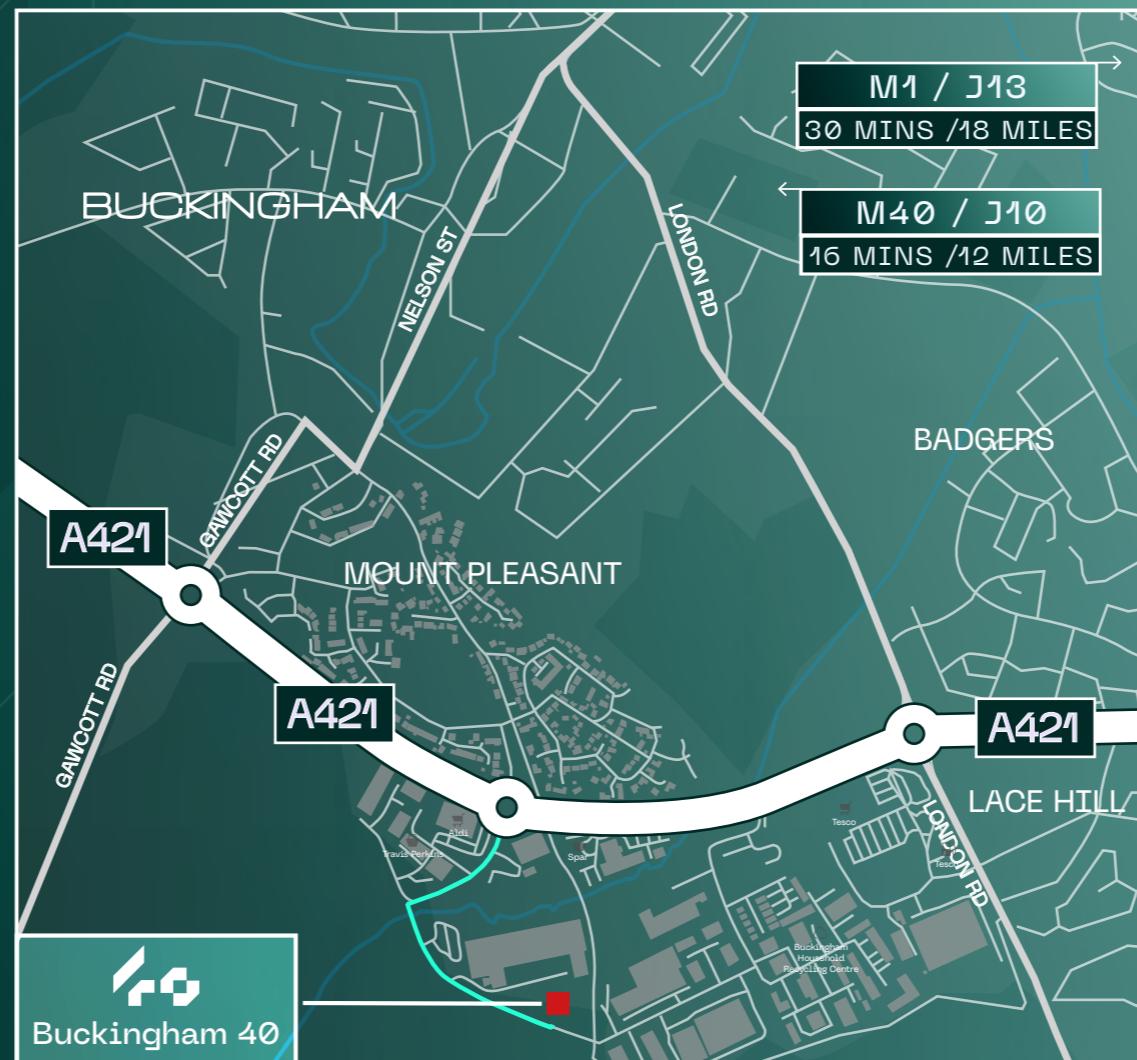
# Greener Buildings, Brighter Futures

Buckingham 40 has been designed with sustainability and responsible development at its core. The property supports a low-carbon future through its BREEAM "Very Good" and EPC A ratings, demonstrating compliance with leading environmental standards. With active electric-vehicle charging points, solar-power potential (estimated to generate 200 kW or 191,000 kWh per year), the site embodies practical sustainability. The landscaped surroundings and accessibility via pedestrian and cycle routes further enhance its environmental and social impact, aligning with modern ESG benchmarks for industrial and logistics assets.

ROAD	MILES	MINS
M1 J13	18.9	30
M40 J10	12.5	20
A421	0.3	2
A43	8.1	14
PORT	MILES	MINS
PORT OF FELIXSTOWE	126	2 HRS 20
LONDON GATEWAY	88.4	1 HR 40
PORT OF SOUTHAMPTON	95.1	1 HR 50
PORT OF BRISTOL	103	2 HRS
RAIL (MILTON KEYNES)	JOURNEY TIME	
LEIGHTON BUZZARD	12 MINS	
LONDON EUSTON	35 MINS	
BIRMINGHAM INTL	39 MINS	
BIRMINGHAM NEW STREET	55 MINS	

# Perfectly Placed

Buckingham 40 is perfectly located on the edge of Buckingham, close to the A421 with quick links to the M1 and M40, providing seamless access to the national motorway network. Just 8 miles from Silverstone, the area offers excellent amenities including shops, gyms, bars, and hotels, along with a strong local talent pool from the University of Buckingham. London and Luton airports are within 35 miles, ensuring outstanding regional and international connectivity.



## Buckingham 40

2A Osier Way, Buckingham, Buckinghamshire MK18 1TB.



The area has an approximate population of 34,665 people

The median salary for logistics roles in the county was around £36,768

Employment rate in Buckinghamshire ages 16-64. 81.2 percent

1.5 percent of permanent job roles in Buckinghamshire are in logistics

Buckinghamshire unemployment rate 2.9 percent

Wholesale distribution jobs in Buckinghamshire are twice the national average share

Logistics roles make up 72.1 percent of jobs in Buckinghamshire in 2023

Wholesale trade in Buckinghamshire is forecast to gain 2,046 jobs

# A Growing Hub For Industry and Innovation



# Buckingham 40

## Terms:

To Let/May Sell.

## Programme:

Under construction. Completion Spring 2027.



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