

BRADWELL PARK | ALSTON DRIVE | MILTON KEYNES

**BRADWELL
ABBEY**
MILTON KEYNES



BUSINESS UNITS TO LET FROM 286 - 1,388 m² (3,079 - 14,940 sq ft)
SUITABLE FOR A RANGE OF INDUSTRIAL & WAREHOUSE USES

LOCATION

Bradwell Abbey is located approximately 2 miles to the North West of Central Milton Keynes and Milton Keynes Central railway station.

There is easy access to the A5 dual carriageway and Junction 14 of the M1 motorway is just 10 minutes away on the city's comprehensive road system. The adjacent A422, Monks Way, extends outside the city to form the Newport Pagnell by-pass and is the main Bedford to Buckingham link.

DESCRIPTION

The estate comprises 41 industrial/warehouse units with the following specification:

- Steel portal frame construction with glazed and profiled steel clad elevations
- Internal clear height from finished floor level to underside of structural steel of:
5.4m (17ft 8in) Units 1-31
3.2m (10ft 6in) Units 32-41
- 40Kn/m² (800lb/sq ft) floor loading
- Three-phase power
- Warehouse/Production area lighting
- Production area heated by floor mounted gas fired warm-air heaters
- Fully fitted offices with carpeting, suspended ceilings and central heating
- Gas fired radiators in offices
- Overhead doors to a clear opening:
Units 1-31 5m x 4.1m wide
Units 32-41 3.5m x 4.1m wide
- Ample space for commercial vehicle loading and unloading, and car parking for all units



EPC'S

EPC Certificates are available on request from the Agents.

TERMS

The properties are available to let on new leases on terms to be agreed. Please contact the Agents for details and current availability.

VIEWING AND FURTHER INFORMATION

Please contact the joint sole Agents.

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