



71 ALSTON DRIVE, BRADWELL ABBEY, MILTON KEYNES, MK13 9HG

TO LET | INDUSTRIAL: 8616 SQ FT (800 SQ M)


BIDWELLS

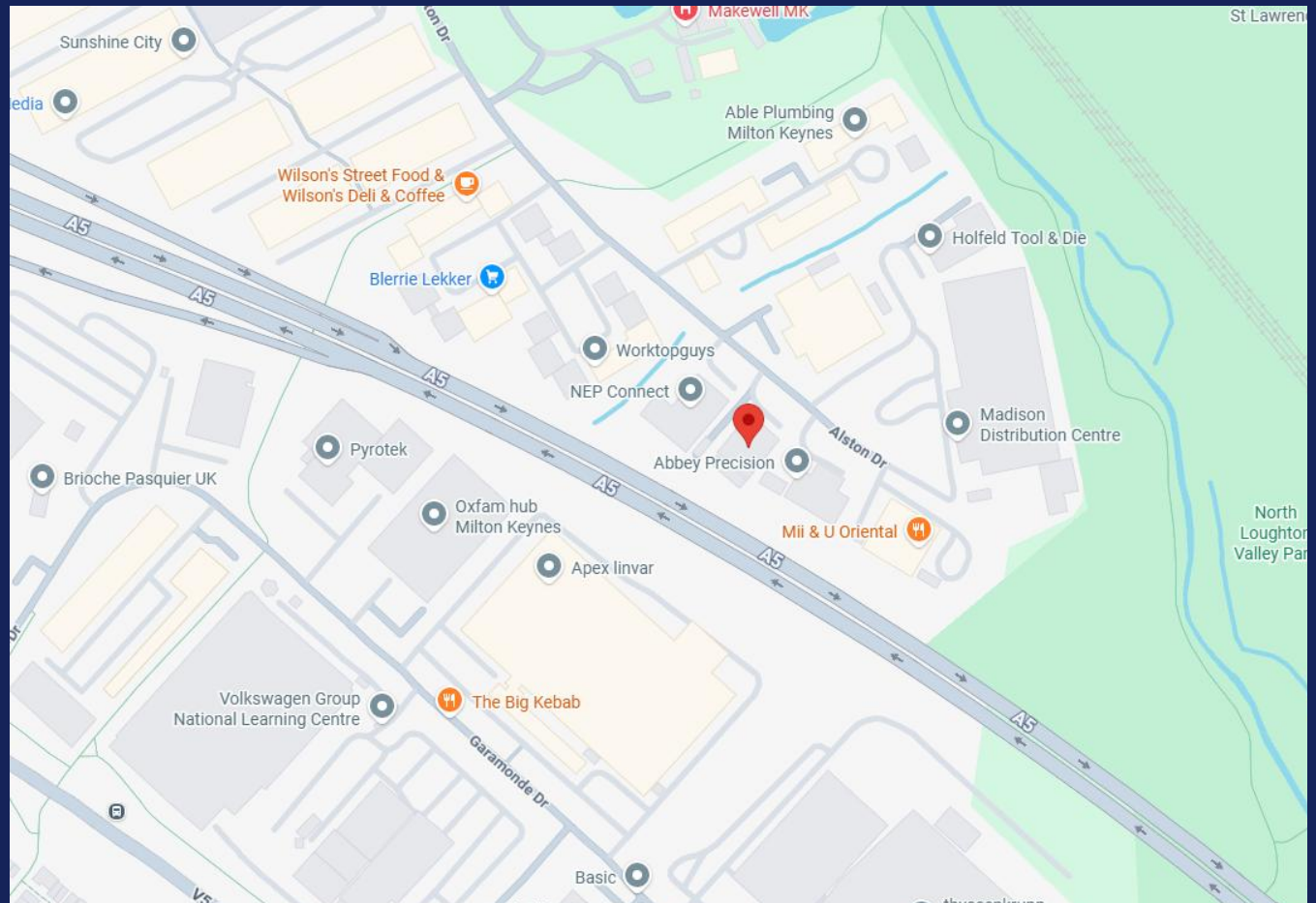
LOCATION

Milton Keynes is a strategic location for business situated adjacent to the M1 motorway approximately 55 miles from London and 70 miles from Birmingham.

Alston Drive is located on the Bradwell Abbey employment area of Milton Keynes which benefits from immediate access to the A5 dual carriageway via the Abbey Hill Interchange.

The estate is approximately 2 miles west of Central Milton Keynes with Junction 14 of the M1 motorway 5 miles to the east.

Central Milton Keynes railway station is on the main line route from London Euston to Birmingham. London Euston can be reached in around 30 minutes.



SUMMARY



Description

The premises comprise a modern detached production/warehouse unit with 2 storey offices/ancillary accommodation and full height clear span warehouse accommodation to the rear. Situated on a self-contained site and benefiting from secure car parking and service yard.

Specification

- 2 storey offices/ancillary accommodation
- 4.6m min eaves height rising to 6.7m
- Ground-level loading door
- Secure service yard
- Secure, dedicated car parking
- Landscaped self-contained site
- Covered, external storage area

Additional information

Terms

The premises are available leasehold on a new full repairing and insuring lease for a term of years to be agreed. Detailed terms available on application.

Rates

We understand the property has a Rateable Value of £70,500 from 1st April 2026. Transitional relief may be available. Interested parties are advised to make their own enquiries of the agent and Milton Keynes Council on 01908 253 794.

Legal costs

All parties to be responsible for their own legal costs incurred in the transaction.

Value added tax

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

EPC

The energy rating of this property is E 109. The full certificate and report are available on request.

Postcode

MK13 9HG

ACCOMMODATION

Warehouse/Production Premises

Description	Sq ft	Sq m
Warehouse	5,906	549
Ground Floor Office / Ancillary	1,378	128
First Floor Office	1332	124
Total	8616	2,933

Covered external storage	2,119	197
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