

*Available Now*

53,020 sq ft

Industrial & Logistics Unit

**Units 3&4**

Stratus Park

Brudenell Drive

Milton Keynes

MK10 0DE

[///answer.code.wash](http://answer.code.wash)





# Delivering space that performs

3&4

Stratus Park is a Modern Logistics and industrial estate in Milton Keynes with two units available totalling 53,020 sq ft.

The units benefit from refurbished metal-clad elevations, 10m eaves heights, two-storey offices, and generous yard space, all within 2 miles of J14 of the M1. With 24/7 access, excellent parking, and strong transport links by road and rail, Stratus Park is designed for operational efficiency in a prime last-mile and regional logistics location.







Size Sq Ft  
53,020



Dock Level  
5 doors



Level Access  
2 doors



Eaves Height  
10m



Access  
24/7



Car Parking  
86 spaces



Potential for  
EV charging

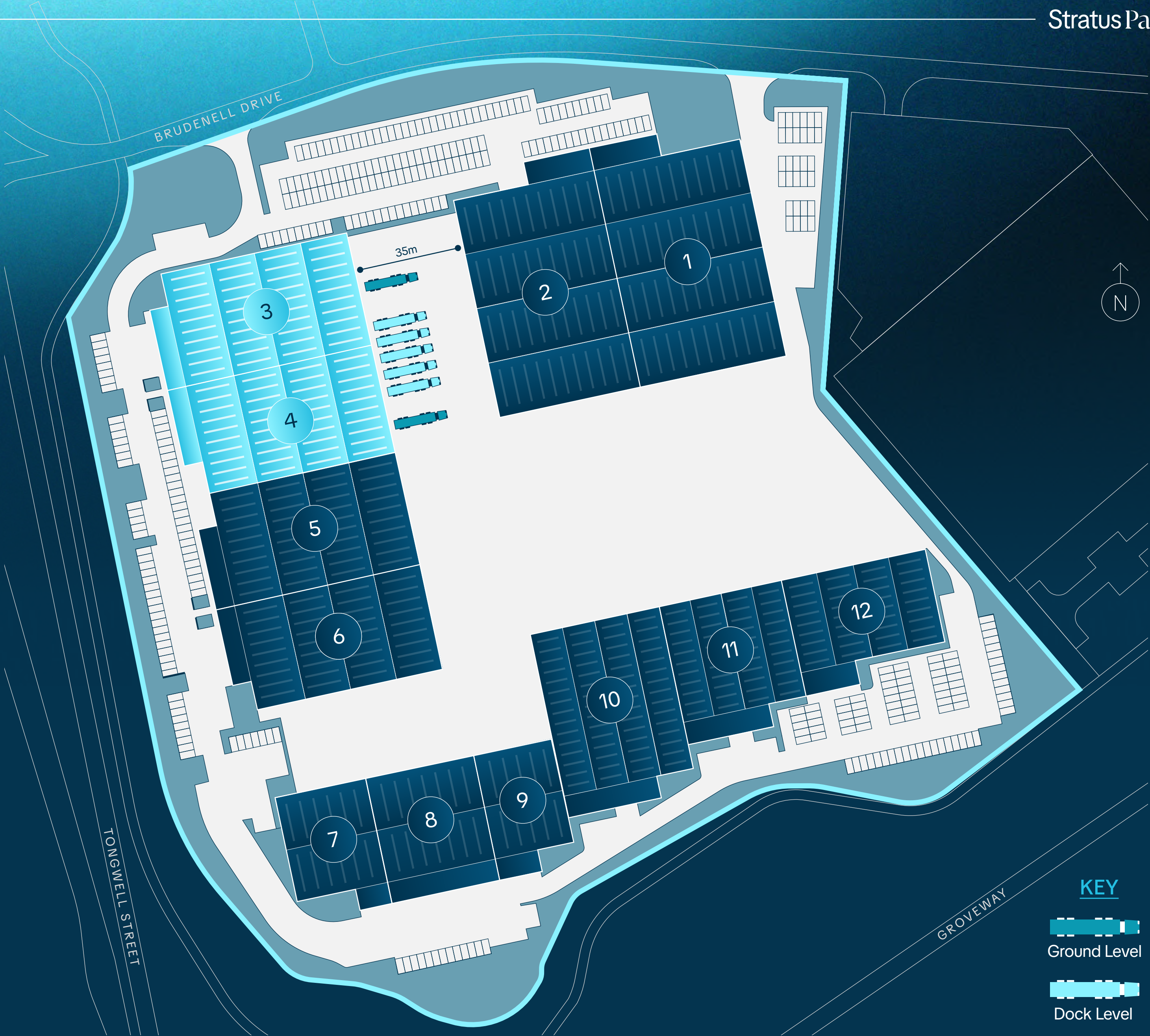


Secure yard  
with 24/7  
security



Two storey  
offices

| Area                | Sq Ft GIA | Sq M GIA |
|---------------------|-----------|----------|
| Warehouse           | 46,762    | 4,344.3  |
| Ground Floor Office | 3,170     | 294.5    |
| First Floor Office  | 3,068     | 286.9    |
| Total               | 53,020    | 4,925.7  |



KEY

Ground Level

Dock Level





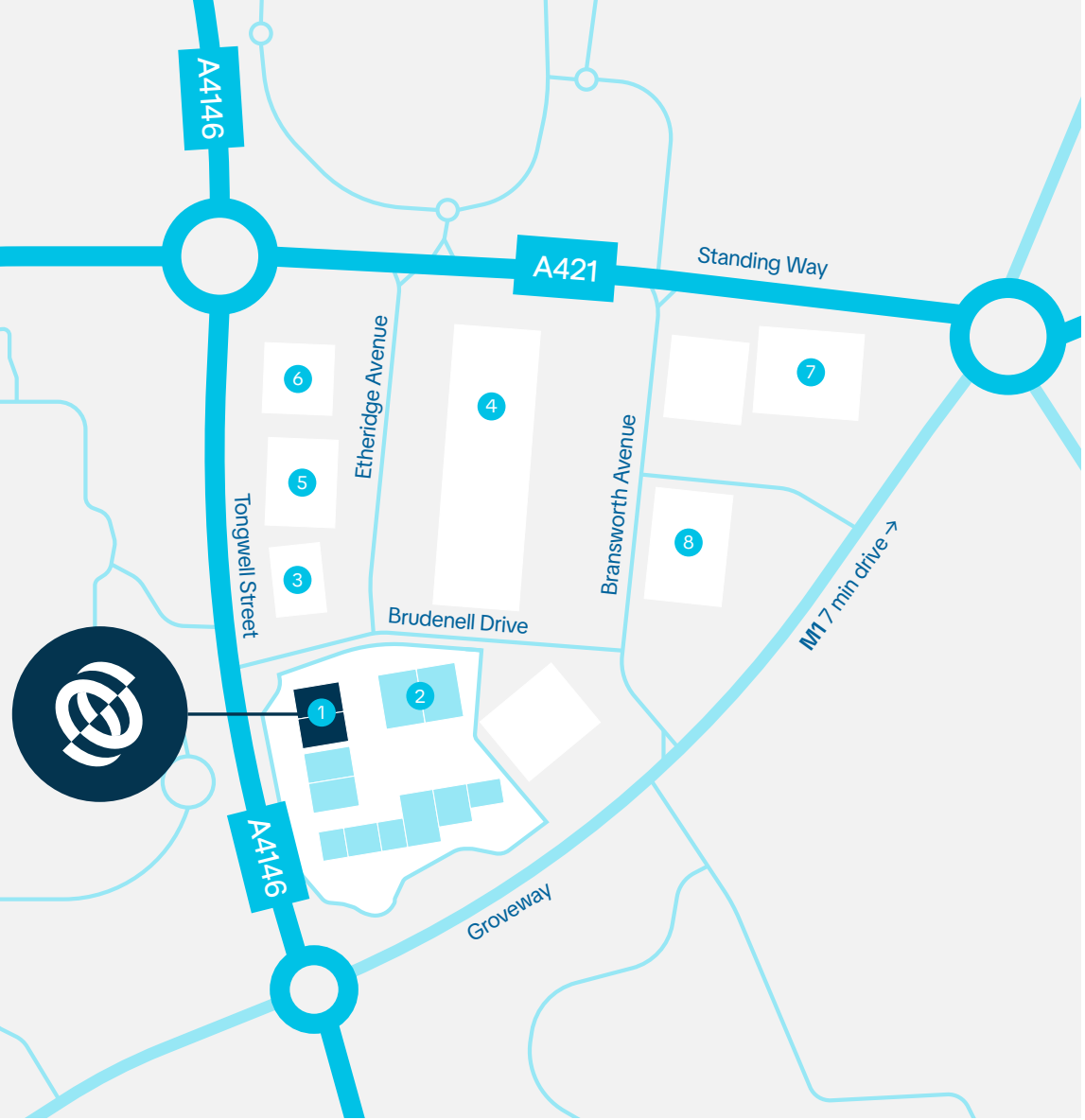
The unit features insulated metal-clad elevations with a clean, modern finish, full-height glazing to the office entrances, and a steel portal frame construction. The unit benefits from generous yard depths, ample parking, and a separate office access road to ensure smooth day-to-day circulation and operational efficiency.







Stratus Park is part of a large network of well known occupiers in the surrounding area. Brinkow is a hub of activity and a popular destination within the logistics industry.



|   |                          |
|---|--------------------------|
| 1 | Units 3 & 4 Stratus Park |
| 2 | IFCO Sytems              |
| 3 | Royal Mail               |
| 4 | Waitrose                 |
| 5 | Shurgard                 |
| 6 | Mint Velvet              |
| 7 | SEKO Logistics           |
| 8 | GXO                      |



# High quality space, ready for occupation

The unit provides 10m clear eaves, five dock and two level-access doors, secure yards with 24/7 access, and quality two-storey offices. Stratus Park delivers the specification needed for modern logistics and industrial operations.





# Prime Distribution Location

Stratus Park is prominently located in the established industrial district of Brinklow, on the corner of Brudenell Drive and Tongwell Street (A4146), with excellent transport links directly to junction 14 of the M1 motorway just over 2 miles to the north west. Junction 13 of the M1 motorway is also accessed via the A421 approximately 3 miles to the east.

|                       | Miles | Mins |
|-----------------------|-------|------|
| M1 Junction 13        | 4.2   | 7    |
| Milton Keynes Station | 5.4   | 12   |
| Luton Airport         | 21    | 26   |
| Oxford                | 44    | 60   |
| Central London        | 50    | 70   |
| Heathrow Airport      | 52    | 55   |
| Birmingham            | 70    | 75   |

## Demographics

£788

7.5M

80%

**Median gross weekly pay.**  
Slightly below the South East average of £779.20 — but above the Great Britain average of £729.60.

**Population within a one-hour drive.**  
More than 7.5 million people live within an hour of Milton Keynes — offering access to a vast talent pool and potential customer base.

**UK Population within 4.5 hours by HGV.**  
Milton Keynes serves as a logistics hub: around 80 per cent of the UK population is within a 4.5-hour HGV drive.



What3Words

Google Maps







## Legal Costs

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

## Terms

Available on new full repairing and insuring lease.

## EPC

EPC’s available on request.

## VAT

VAT will be payable where applicable.

## Contacts

For more information, please contact:

### DTRE

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Further information – to include energy performance certificates and data site access is available upon request.  
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