

Under Extensive Refurbishment

- Target BREEAM Excellent
- EPC A
- Excellent access to M1 Motorway

brinklows82.

To Let - 81,961 Sq Ft
Logistics Warehouse Unit

Etheridge Avenue, Milton Keynes,
MK10 0BB

brinklows82.com

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- Brinklow 82 is Milton Keynes' high-performance logistics hub, perfectly positioned with direct access to the M1 motorway, to keep your operations moving at speed. Designed for modern retail, e-commerce, and wholesale needs, it offers up to 81,961 sq ft of adaptable, high-spec space where efficiency, flexibility, and sustainability work hand in hand.

81,961 Sq Ft of High-Spec,
Flexible Warehouse Space



Excellent Connectivity
Minutes from
M1 Motorway J13 & J14



To be Extensively Refurbished
to Grade A Specification



EPC A Rating with EV Charging
for Sustainable Operations



BREEAM Excellent



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SHURGARD

COSTCO WHOLESALE

Waitrose

GXO

culinagroup

GXO

MAGNA PARK

John Lewis

Kingston centre

Royal Mail

ALDI

TYLOS logistics

SEKO

DHL

John Lewis

AG Barr

BUILDING GREAT BRANDS



M1 J14
2.8 miles 4 mins

M1 J14

M1

Tongwell Street / A4146

Standing Way

A4146



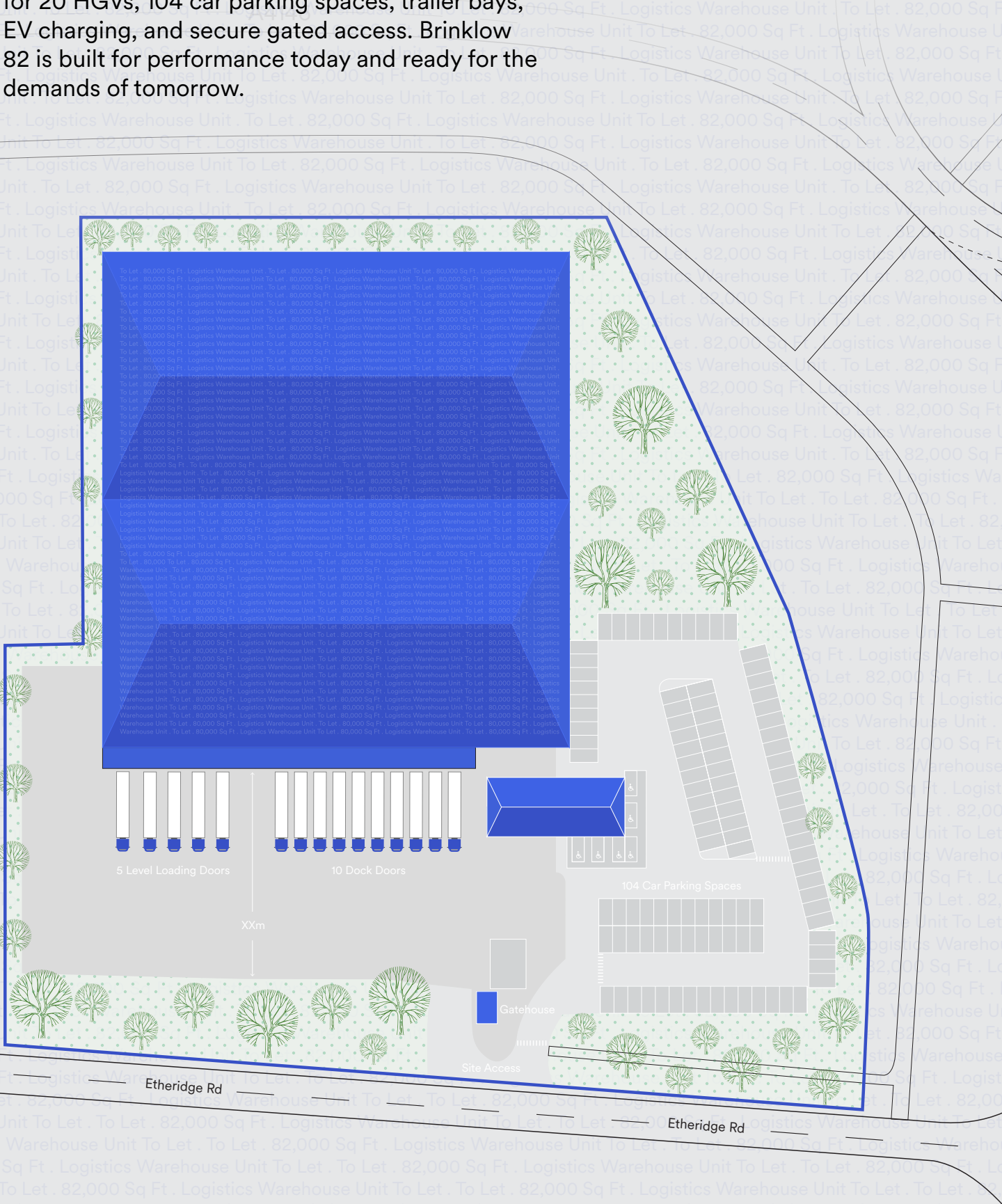
London
50 miles 70 mins

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V11 / A4146

H6 / A4146

● This facility features 10 dock-level bays, 5 level-access doors, generous yard space with capacity for 20 HGVs, 104 car parking spaces, trailer bays, EV charging, and secure gated access. Brinklow 82 is built for performance today and ready for the demands of tomorrow.



10 Dock Level Loading Doors
5 Level Loading Doors



12m Eaves Height



104 Vehicle Parking Spaces



5 Trailer Parking Spaces



20 HGV Parking Spaces



EV Charging Points



Security Gatehouse
with CCTV Coverage



EPC Rating A



PIR and daylight controlled LED
lighting to warehouse and offices



Excellent Access
to M1 Motorway



VRF heat recovery ASHP
for office block



BREEAM
Target Excellent



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Sq M

Sq Ft

Ground Floor Warehouse

7,360.2

79,224

First Floor

242.3

2,552

Gatehouse

20

215

Total

7,614.5

81,961

flexible logistics space.



Designed to Deliver High-Performance Warehousing



Perfectly Placed for Growth.

Connectivity	Miles
M1 J14	2.8
M1 J13	4.0
Milton Keynes	5.5
M25 J21	28
M40 J9	30
Central London	51
Birmingham	70

At the heart of Milton Keynes, brinklows2 is perfectly connected for peak performance. Just moments from the A5, A421, and M1 (J13, J14), it offers seamless access to regional and national markets.

Nearby stations - Milton Keynes Central, Bletchley, Wolverton, and Fenny Stratford - ensure fast, reliable passenger and freight links. With London Luton only 20 miles away and other major airports close by, brinklows2 supports efficient travel and logistics by road, rail, and air.

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More Efficiency, More Savings.



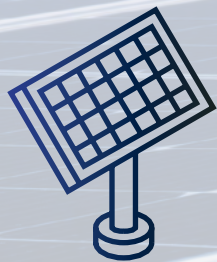
LED Lighting

Energy efficient LED lighting used throughout the building.



Electric Vehicle Charging

Charge electric vehicles quickly and easily with our state-of-the-art charging stations.



PV Panels

85 kWp PV system with estimated electricity generation of 76.5 MWh per annum.

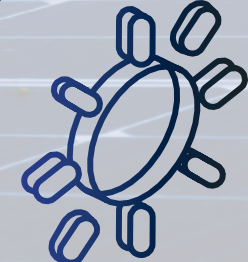
Estimated cost savings of £19,125 based on a unit price of 25p/kWh.



Energy Performance Certificate

EPC A the highest energy efficiency rating for buildings.

The unit is targeting BREEAM rating Excellent.



10% Rooflight Coverage

Triple-layered rooflights with insulation covering 10% of the roof area and providing optimum natural light and energy efficiency.

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For further information, please contact below:

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