

Under Extensive Refurbishment

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

brinklow82.

To Let - 81,961 Sq Ft
Logistics Warehouse Unit

Etheridge Avenue, Milton Keynes,
MK10 0BB

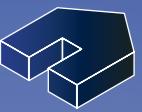
brinklow82.com

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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



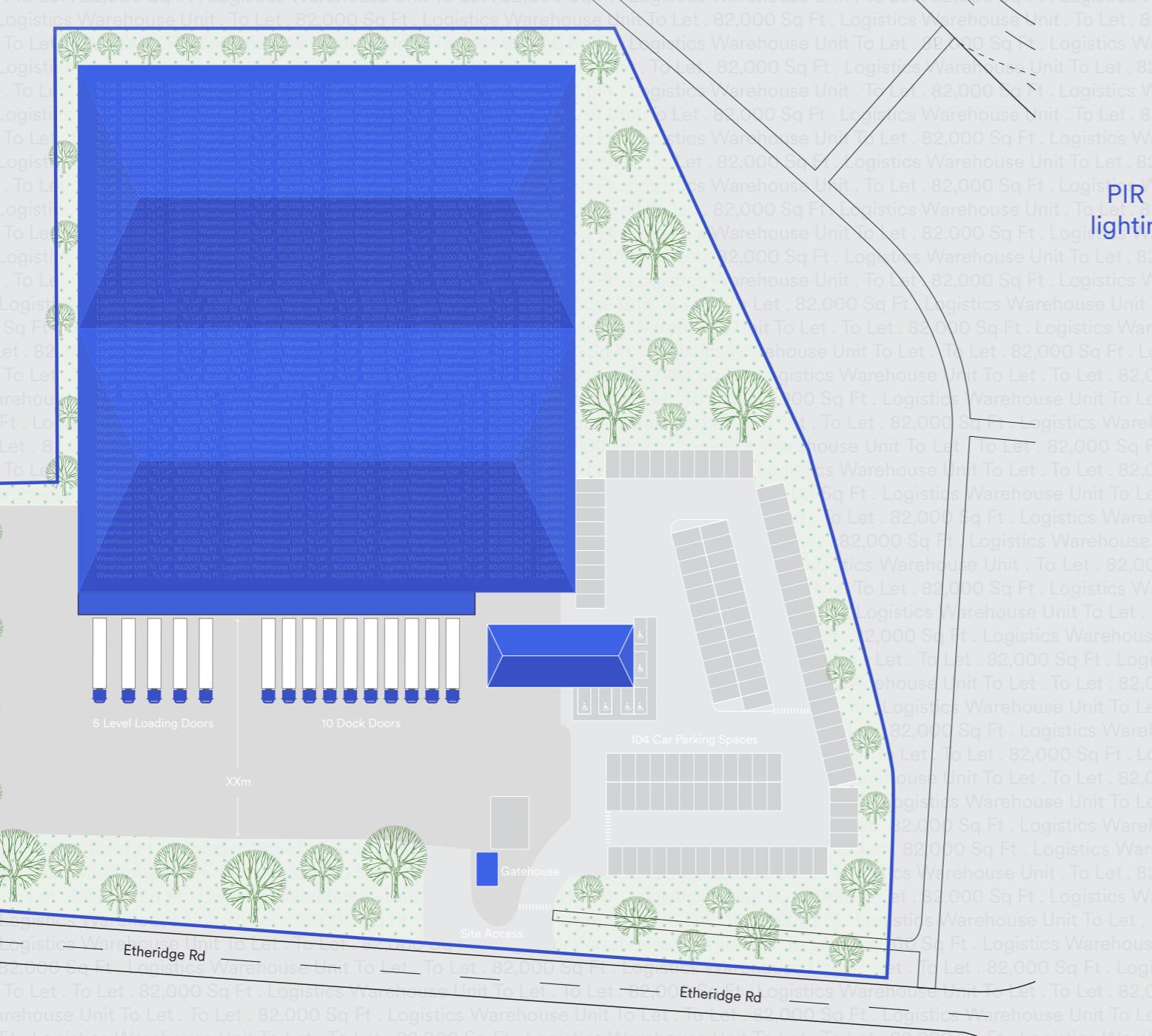
BREEAM Excellent



The logo is a large, bold, blue graphic. It features the lowercase letters 'now' stacked vertically. Below 'now' is a stylized lowercase 'i' with a small blue circle at its top. The letters are a solid blue color and have a slightly rounded, modern font.



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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Ground Floor Warehouse

Sq M

7,360.2

Sq Ft

79,224

First Floor

242.3

2,552

Gatehouse

20

215

Total

7,614.5

81,961

flexible logistics space.

b82.

Designed to Deliver High-Performance Warehousing





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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.

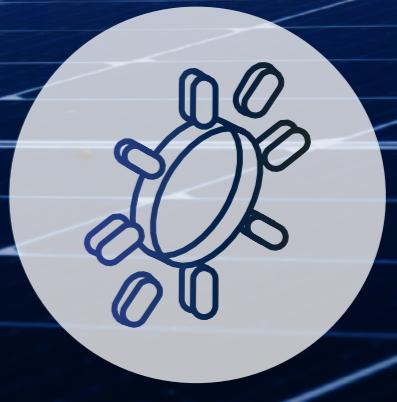
Estimated cost savings of £19,125 based on a unit price of 25p/kWh.



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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