

UTAC

MILLBROOK

PROPERTY

Rental & Occupier Opportunities at the UK's Premier Vehicle Proving Ground



ADVANCING MOBILITY SINCE 1924

Since 1924, UTAC has been at the forefront of the mobility industry, advancing it towards a safer and cleaner future.

With a global presence and a team of trusted experts, UTAC continues to shape the future of mobility.

We strive to provide a wide range of agile services that help us to fulfill our mission:

"Leading the mobility industry to new frontiers."

UTAC is your global partner throughout the life cycle of your automotive project, helping you to bring your vehicle or equipment to market successfully.





UTAC Millbrook offers tenants a unique advantage to embed their teams directly within a comprehensive vehicle testing ecosystem; bridging concept, development, and real world proof of performance in one world-class location.

Our 700 acre Millbrook proving ground ranks amongst Europe's most advanced vehicle testing and development centres. Boasting over 70 km of diverse tracks, with over 50 individual track facilities custom-built to provide an invaluable test and development resource.

***"Where Mobility Innovation Meets
Real World Validation."***

Whether you're running a short-term project or establishing a long-term base, UTAC Millbrook provides the infrastructure, expertise, and location to accelerate your work.

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A secure ecosystem purpose-built for cutting edge automotive & mobility organisations.

- Vehicle manufacturers (OEMs)
- Passenger, commercial or military vehicles
- Tier 1 & Tier 2 automotive suppliers
- EV, battery and electrification specialists
- Connected & autonomous vehicle developers
- Defence and specialist vehicle organisations
- Engineering consultancies and technology start-ups

All rental spaces benefit from UTAC's long standing reputation for safety, confidentiality and operational excellence, making the site perfect for sensitive R&D and pre-production activities.





Rental spaces designed around your technical needs.

Modern workshop and office environments, offering:

- 24/7 secure and controlled access
- Close proximity to test tracks and technical facilities
- Configurations suitable for project teams, long term programmes or satellite operations

Engineering workshops and technical bays, suitable for:

- Vehicle build and preparation
- Instrumentation and test fitment
- Component development and inspection

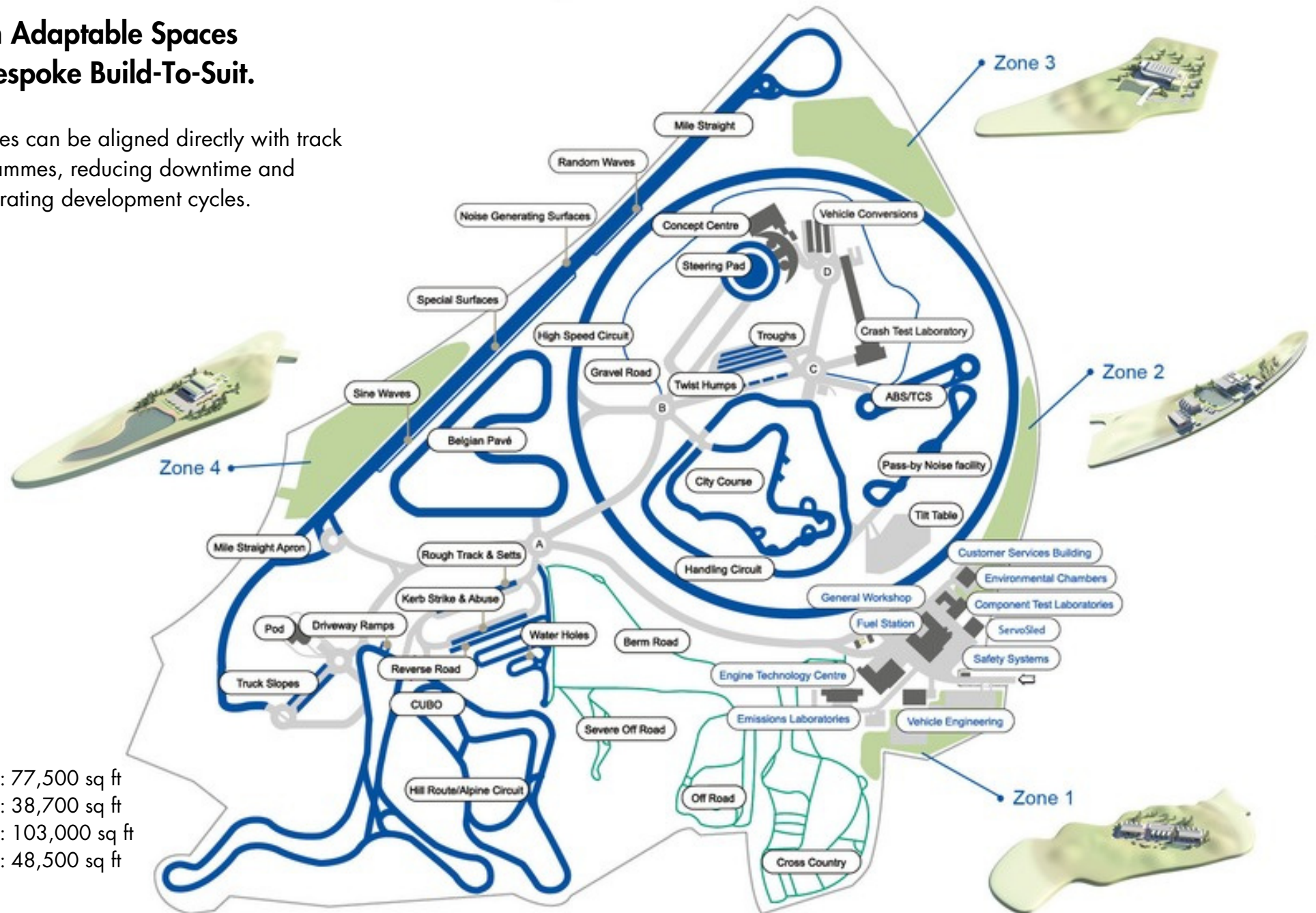
Fully turnkey rental packages available inclusive of cleaning, internet and waste.



From Adaptable Spaces To Bespoke Build-To-Suit.

Facilities can be aligned directly with track programmes, reducing downtime and accelerating development cycles.

Zone 1: 77,500 sq ft
Zone 2: 38,700 sq ft
Zone 3: 103,000 sq ft
Zone 4: 48,500 sq ft



Unrivalled Access to World Class Test Tracks.

Tenants at UTAC Millbrook benefit from direct access to one of the most diverse proving grounds in Europe, including:

- **High Speed Circuit** - for sustained high speeds
- **Alpine Hill Routes** - gradient rich, rural road simulation
- **Mile Straight** - level surface for acceleration and braking
- **City Course** - urban scenarios and ADAS validation
- **Handling Circuit** - vehicle dynamic exploration
- **Dynamics & Steering Pads** - handling and stability tests
- **Special & Technical Surfaces** - for structural durability tests
- **Off-Highway Routes** - all terrain environments

These facilities allow engineers to validate vehicles under controlled yet realistic condition.



70km Track Facilities

Integrated Testing and Engineering Expertise.

On site customers can take advantage of UTAC Millbrook's extensive testing and certification services, including:

- **Vehicle validation and durability**
- **Electrification and battery testing**
- **Acoustic and NVH assessment**
- **Passive and active safety testing**
- **Homologation and regulatory support**
- **Corrosion and climatic chambers**
- **Alternative propulsion**
- **Autonomous and connected mobility**

This integrated model, combining tenancy with testing expertise, enables faster development and reduced risk.



50 Years of Expertise



ISO 17025





Whatever you need us to be.

With purpose built event venues, meeting rooms, and direct track access, occupiers can showcase products and technologies in a controlled and professional environment within the proving ground.

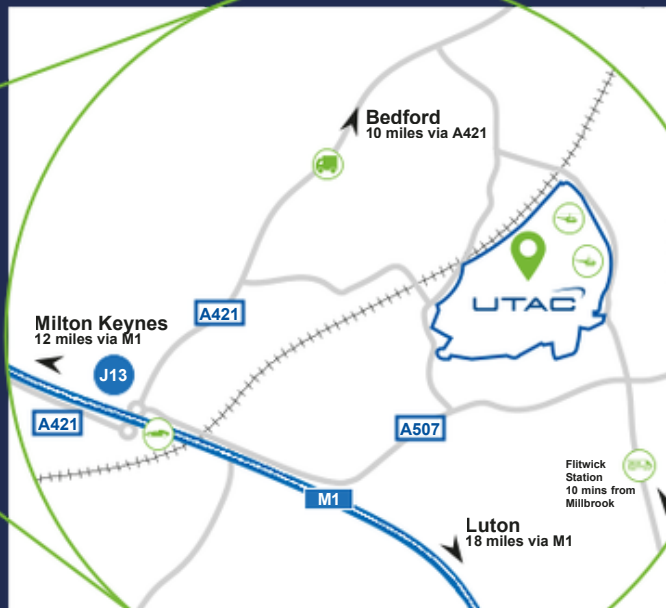
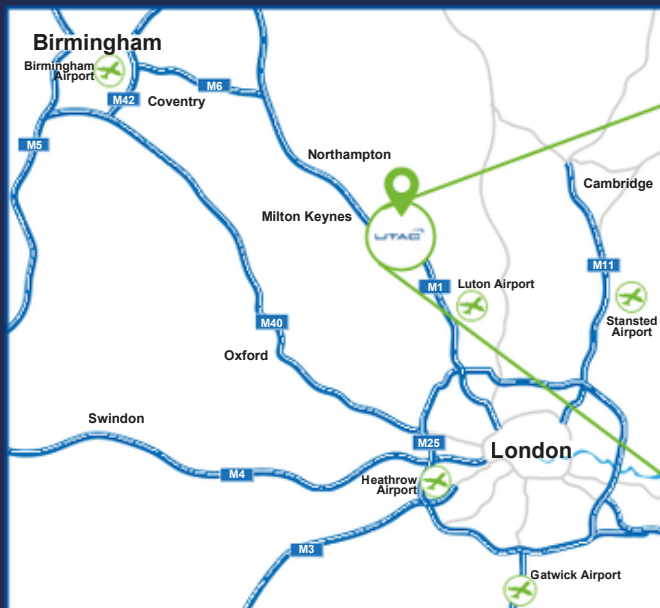
- Vehicle launches
- Private filming location
- Training and press events
- Technology demonstrations
- Customer arrive and drive activity

With a dedicated team onsite, UTAC Millbrook can host turnkey events for up to 700 indoors and 5,000 outdoors.

AEV | ASSOCIATION
OF EVENT
VENUES

mia | Excellence
Quality
Accredited Venue Safety





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Ideally positioned between Oxford and Cambridge, UTAC Millbrook is easily accessible from London, the Midlands, and major international transport hubs, whilst offering a discreet and secure rural setting.

Millbrook Proving Ground, Station Lane, Millbrook, Bedfordshire, MK45 2JQ

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