



UNIT 3

# CRAWLEY CROSSING

M1 J13 / Milton Keynes / MK43 OUT



**TO LET**

Newly  
Refurbished  
Warehouse  
Adjacent to  
J13 of the M1

**18,424** sq ft

RAJAPACK

Junction 13

XPO Logistics

FURNITURE Village

WOLSELEY W

GXO

FedEx

amazon

M1

M1

Sealite

APLE  
TRANSPORT SOLUTIONS

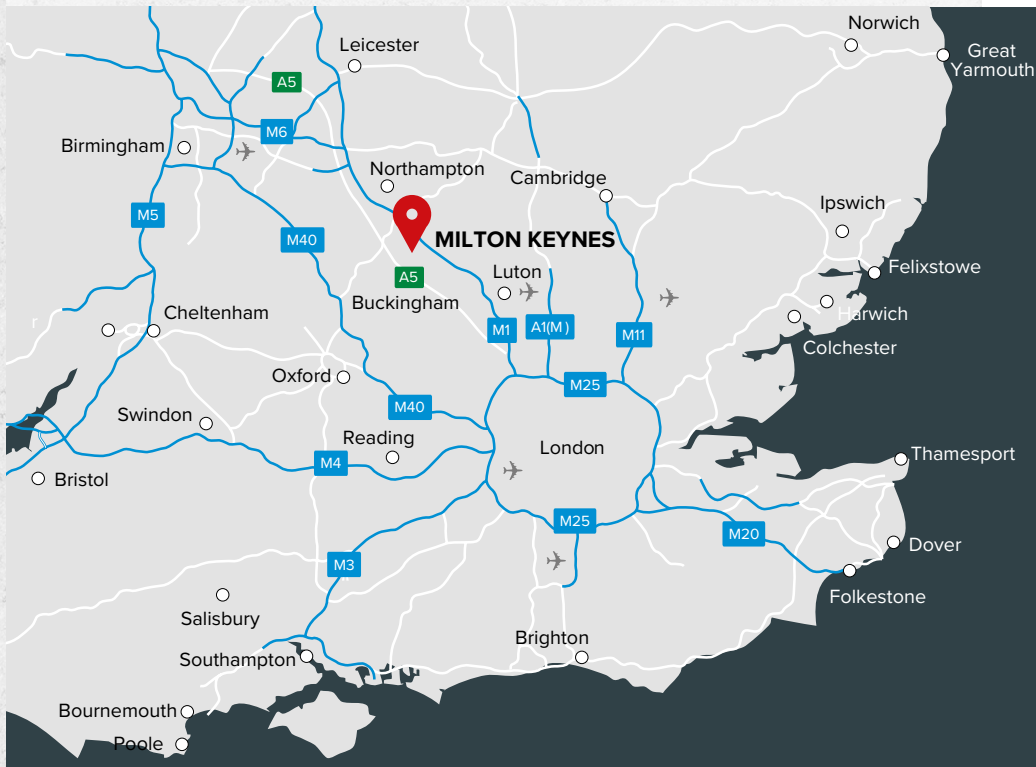
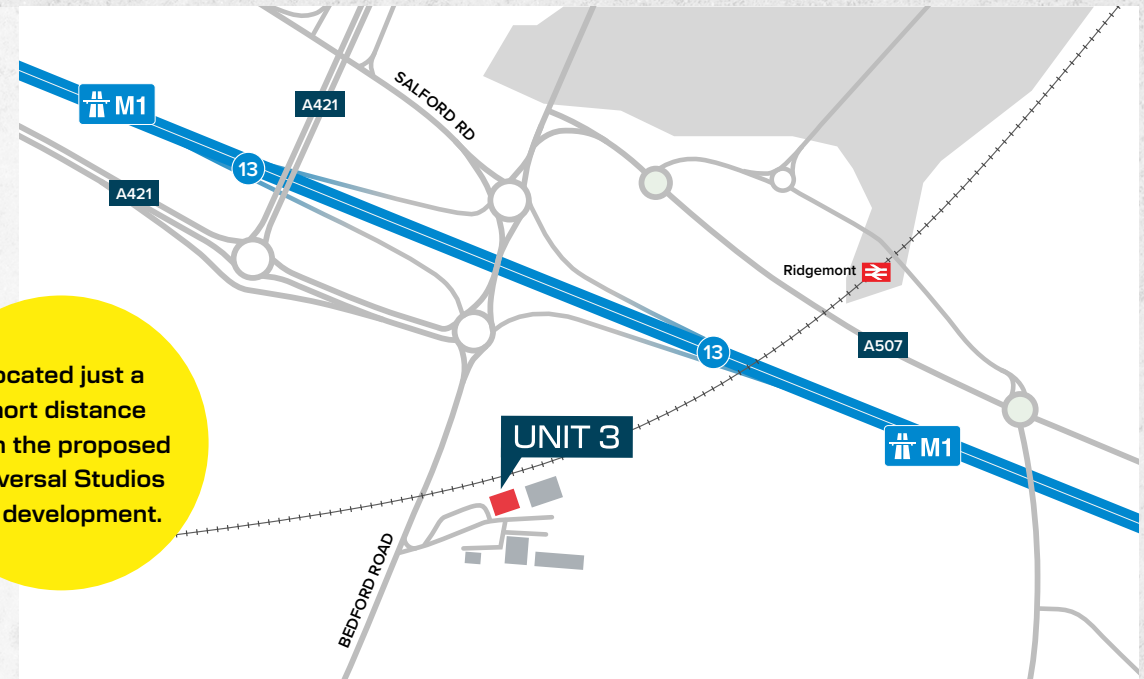


# LOCATION

Crawley Crossing is strategically positioned directly beside Junction 13 of the M1 motorways. Its address places it in one of the UK's strongest north-south freight corridors.

The site is centrally located giving operators efficient reach into London and the M25 distribution belt to the south, the midlands manufacturing and warehousing hubs to the north East Coast ports such as Felixstowe and South Coast freight corridors via the M25 and A34 routes.

Its position on the M1 is especially valuable because the motorway is one of Britains primary freight arteries, connecting: London, Milton Keynes, Northampton, Leicester, Sheffield and Leeds.



POSTCODE: MK43 OUT

## DESTINATIONS

M1 J13	0.3 miles	1 min
Milton Keynes	8 miles	10 mins
Newly proposed Universal Studios UK	8 miles	10-15 mins
M25 (21A)	25 miles	28 mins
London	46 miles	1hr 30 mins

## PORTS

Tilbury	72 miles	1hr 25 mins
London Gateway	74 miles	1hr 25 mins
Southampton	108 miles	1hr 55 mins
Felixstowe	123 miles	2 hrs

## RAIL

Ridgmont Station	1 mile	3 mins
Milton Keynes Central	9 miles	17 mins
Bedford Station	11 miles	20 mins

## AIRPORTS

London Luton	18 miles	25 mins
London Heathrow	47 miles	55 mins
East Midlands	70 miles	1hr 10 mins

# DESCRIPTION

The property has recently undergone a comprehensive refurbishment programme. The unit benefits from 10m eaves height and is of steel portal frame construction, providing clear-span warehouse accommodation.

Two-storey office accommodation is situated to part of the front elevation and benefits from a dedicated visitor entrance, separate from the main warehouse access. The property also features a large, secure 30 metre yard, dedicated parking provision, and EV charging points.





Dedicated visitor entrance

PV panels on roof

10m eaves

30m deep yard

Dedicated parking

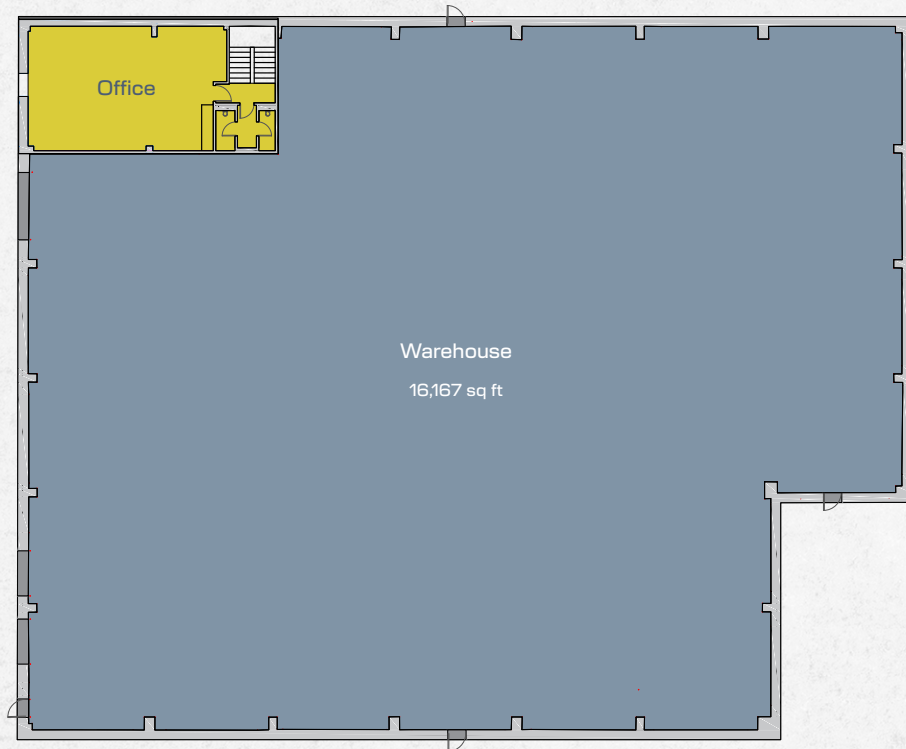
Two-storey offices

1 level access door

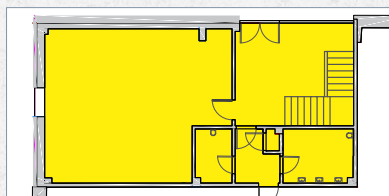
2 dock level doors

Secure gated perimeter

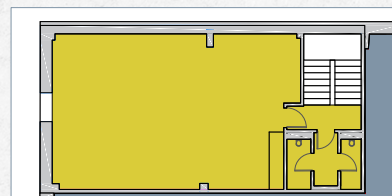
# ACCOMMODATION



Ground Floor Office



First Floor Office





UNIT 3

## CRAWLEY CROSSING

### TENURE

To Let.

### TERMS

The property is available by way of a new Full Repairing and Insuring Lease on terms to be agreed.

### EPC

Rating A.

### RENT

Rent on application.



[www.m1agency.co.uk](http://www.m1agency.co.uk)

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### VIEWING & FURTHER INFORMATION

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