

VALOR PARK

MK207

CLARKE ROAD | MILTON KEYNES | MK1 1LG



AVAILABLE Q2 2025

Distribution Warehouse
207,142 SQ FT (19,244 SQ M)

launch.agents.wisdom



www.valormk.com

VALOR
REAL ESTATE PARTNERS

EXTENSIVE REFURBISHMENT

DUE TO COMPLETE Q2 2025





207,142 SQ FT HIGH QUALITY UNIT



12.5M TO UNDERSIDE
OF HAUNCH



165 CAR
PARKING SPACES



60kN/m2 FLOOR
LOADING CAPACITY



51 HGV
PARKING SPACES



19 DOCK
LOADING DOORS



FULLY
REFURBISHED



2 LEVEL ACCESS
LOADING DOORS



2 STOREY
OFFICES



YARD DEPTH
UP TO 61.5M



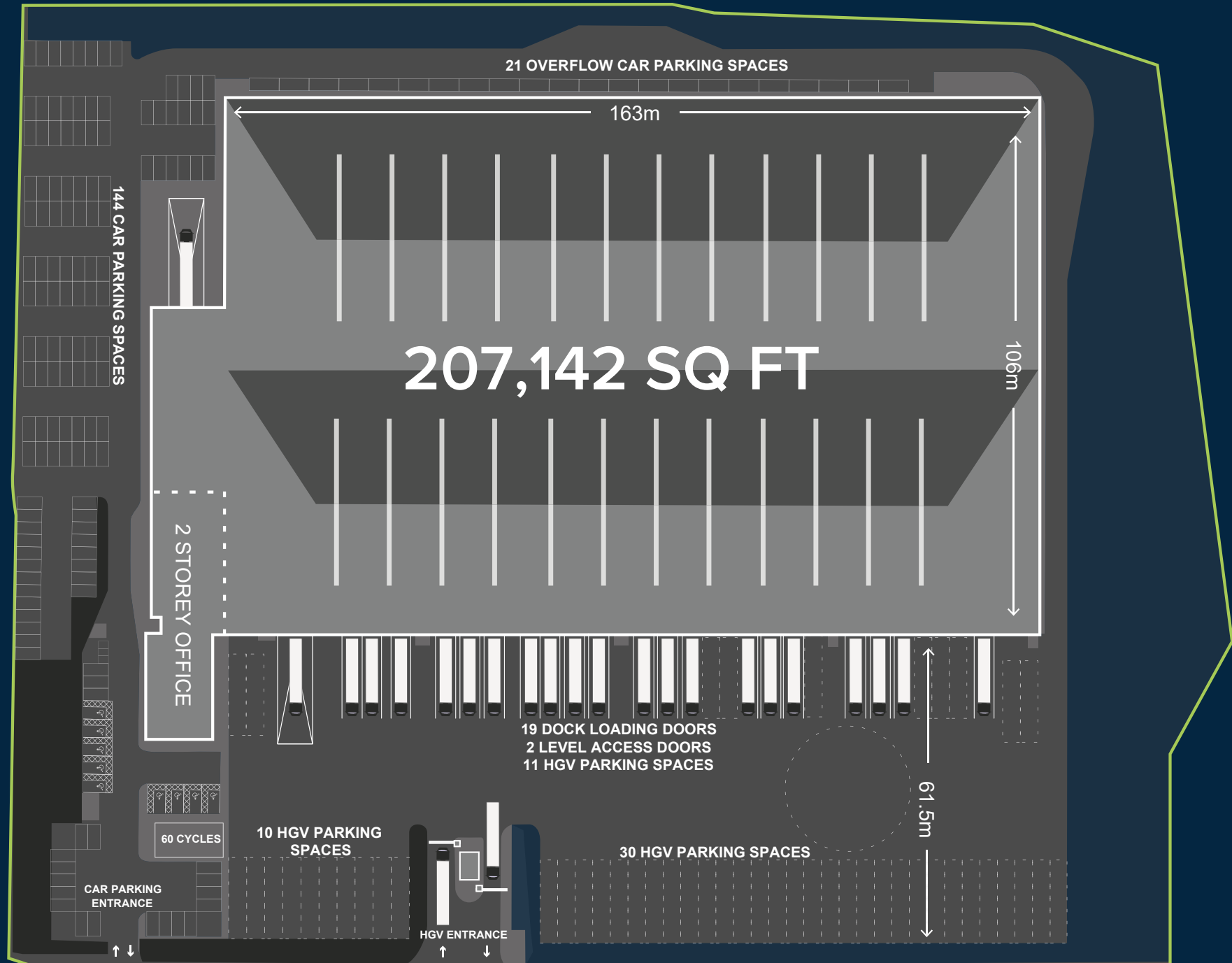
SELF CONTAINED,
SECURE YARD WITH
GATEHOUSE

ACCOMMODATION

	SQ FT	SQ M
Warehouse	199,046	18,492
GF Office	3,757	349
FF Office	4,058	377
Gatehouse	281	26
Total	207,142	19,244

*APPROX GEA





PROVEN STRATEGIC LOCATION



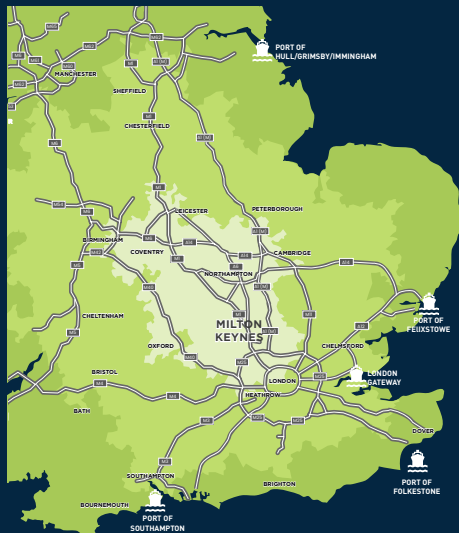
LOCAL OCCUPIERS



AMENITIES MAP

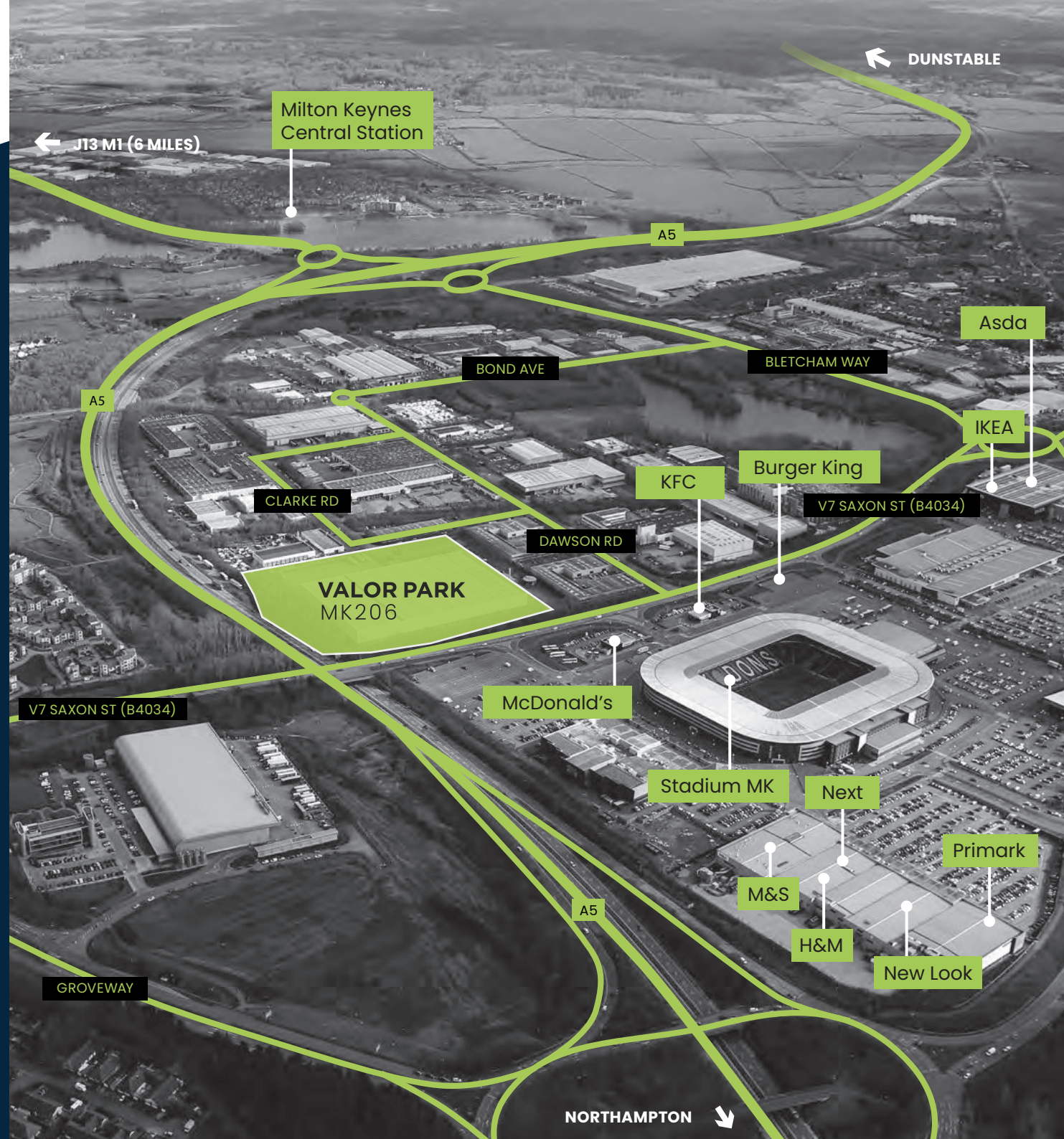
COMMUNICATIONS

M1 (J14)	5 miles
M1 (J13)	6 miles
M40 (J10)	26 miles
M25 (J21)	33 miles
Northampton	19 miles
Central London	55 miles
Birmingham	70 miles
Luton International Airport	25 miles
London Heathrow Airport	50 miles
Southampton Dock	109 miles
Felixstowe Port	116 miles
London Gateway	70 miles



DRIVE TIMES

0-90 MINS
180-270 MINS
90-180 MINS





John Lewis

Yusen Logistics

V9 OVERSTREET

Makita

M1

Mercedes-Benz

TONGWELL ST (V11)

Refresco

Amazon

A509

Westcoast

GXO

V6 GRAFTON ST

Royal Mail

Amazon

Waitrose

AG Barr

DHL

Culina

River Island

H&M

John Lewis

John Lewis

Waitrose

SEKO Logistics

A421

CHAFFRON WY

Milton Keynes Central Station

V7 SAXON ST

Tesla

Domino's Pizza

GROVEWAY

BLETCHAM WY

Red Bull Racing

John Lewis

Charles Tyrwhitt

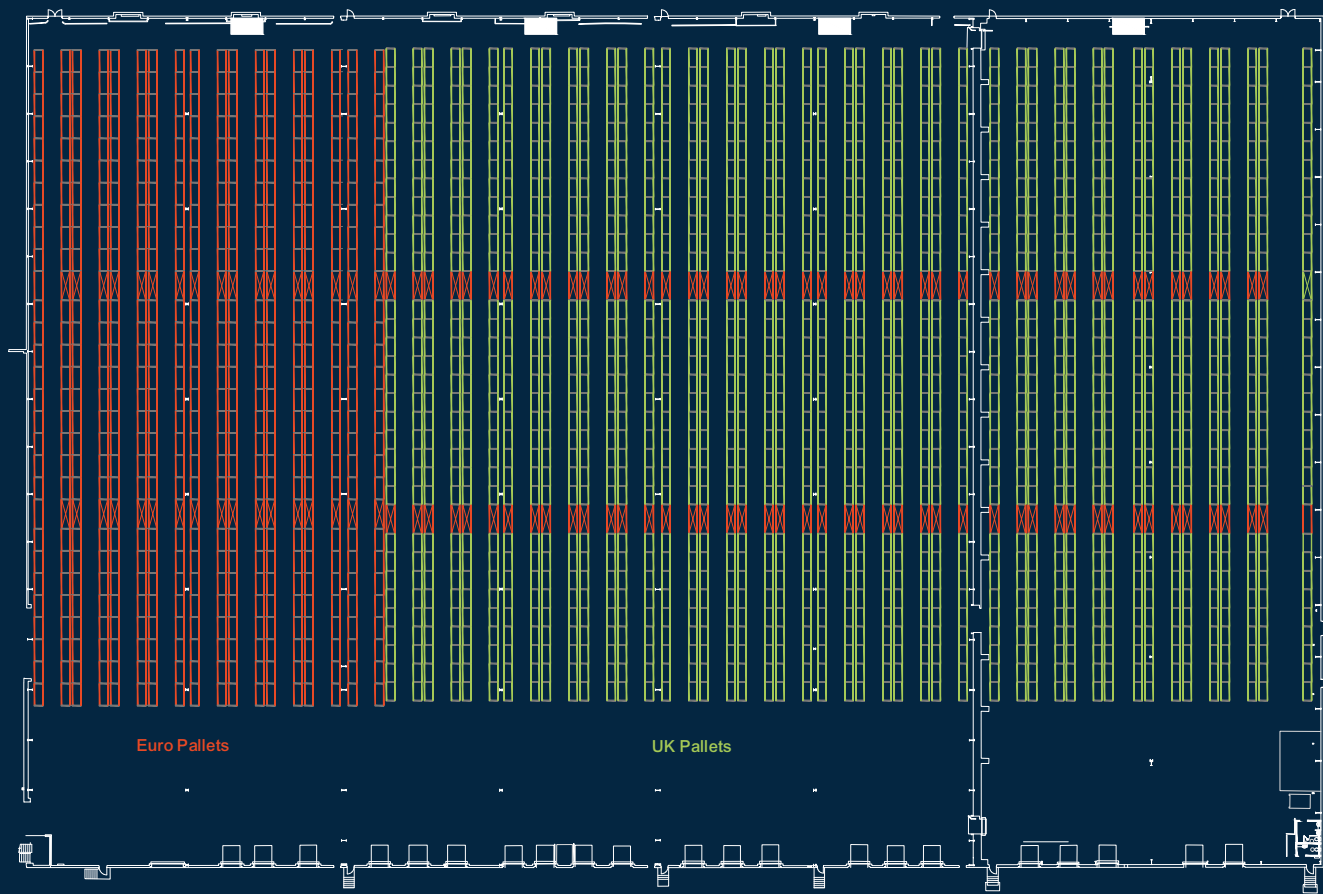
VALOR PARK
MK206

WATLING ST

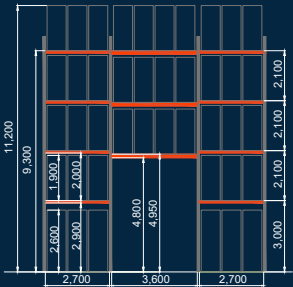
A5

FULMER ST

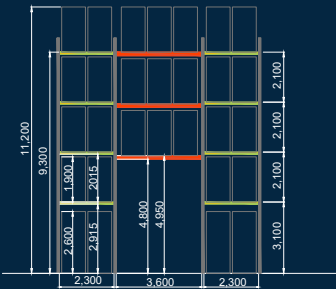
RACKING PLAN



Euro Pallet Bay Elevation
7,690 Locations



UK/Chep Pallet Bay Elevation
15,596 Locations



MK1 1LG

The map shows the location of Valor Park in Milton Keynes. The A5 road runs through the center, with Valor Park highlighted in a green box. The M1 motorway is shown to the right, with junctions 13 and 14 indicated. Various retail and commercial locations are marked, including MK1 Shopping Park, McDonald's, KFC, Stadium MK, Costa, Saxon Street, Dawson Rd, Ikea, Asda, B&Q, and Aldi. A distance marker indicates 'TO M1 JUNCTION 14 5 MILES'.



Available by way of a new full repairing and insuring lease on terms to be agreed, subject to contract.

Target EPC A

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