

## Refurbishment Underway - Available Q1 2026

111,883 sq ft  
New to Market Warehouse Unit  
**To Let**

Brudenell Drive, Brinklow,  
Milton Keynes, MK10 0DA



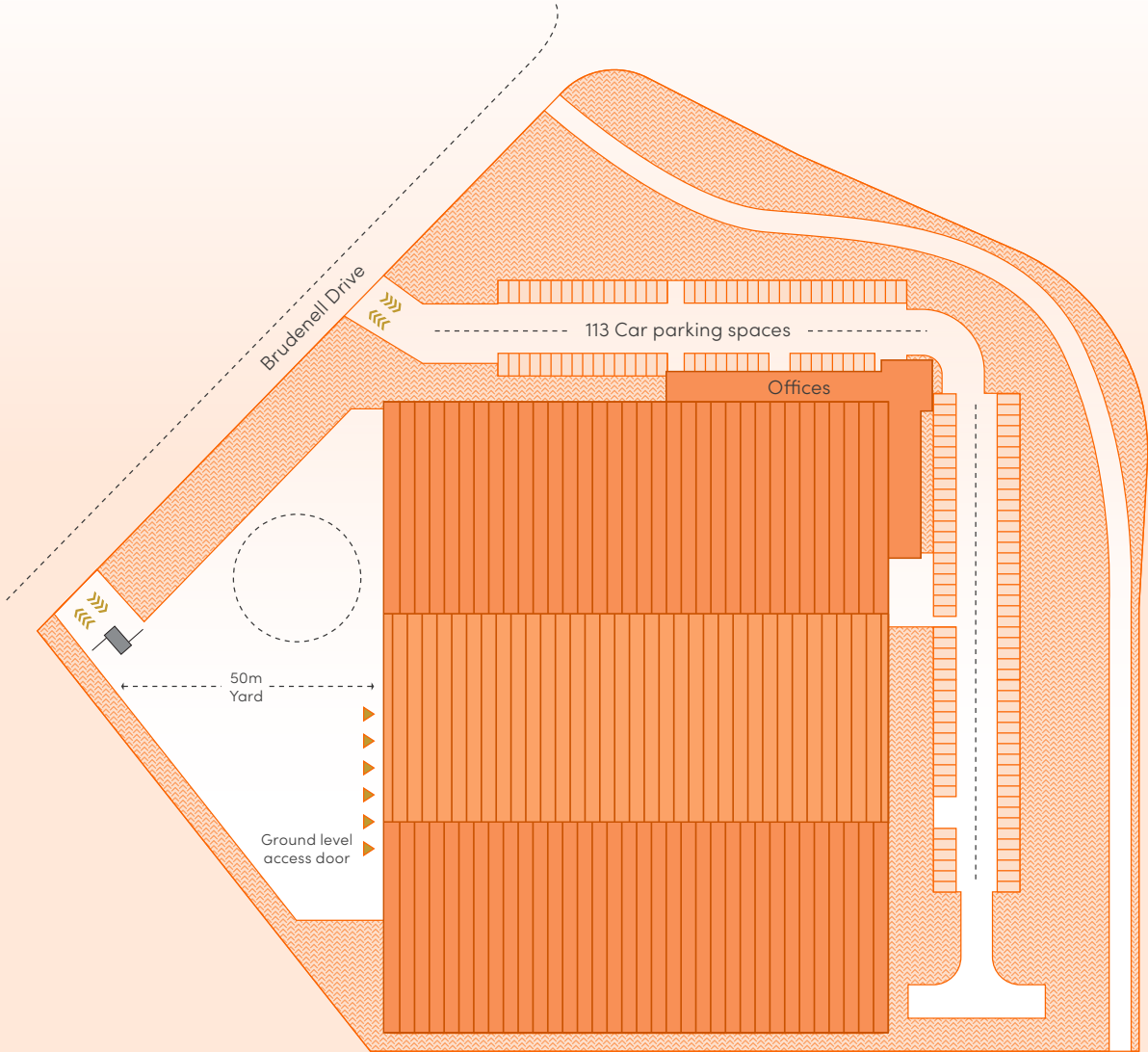


# A WELL ESTABLISHED DISTRIBUTION HUB



- 14m Clear internal height
- 5 Dock level loading doors  
\*potential for additional 2 dock doors to be added
- 1 Ground level access door
- 2-Storey offices
- 50kN/m<sup>2</sup> UDL floor loading
- 50m Service yard
- Securely gated yard
- 113 Car parking spaces
- Potential for 17,296 pallet positions (2.2m width)
- Transport office & staff breakout area
- 8 EV Charging points
- LED lighting
- Air source heat pump
- EPC Target A
- Landscaped environment

Milton Keynes 111	SQ FT	SQ M
Warehouse	98,460	9,147.2
GF Office	5,204	483.5
FF Office	5,092	473.1
Transport Office	2,673	248.3
Ancillary	454	42.2
<b>Total</b>	<b>111,883</b>	<b>10,394.3</b>





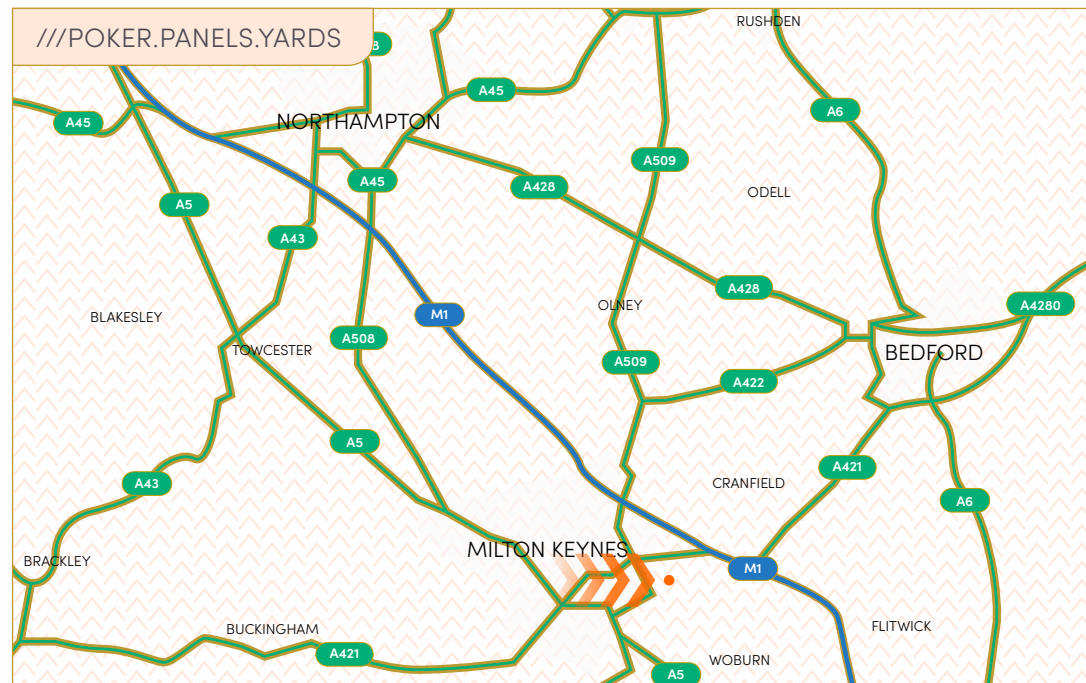
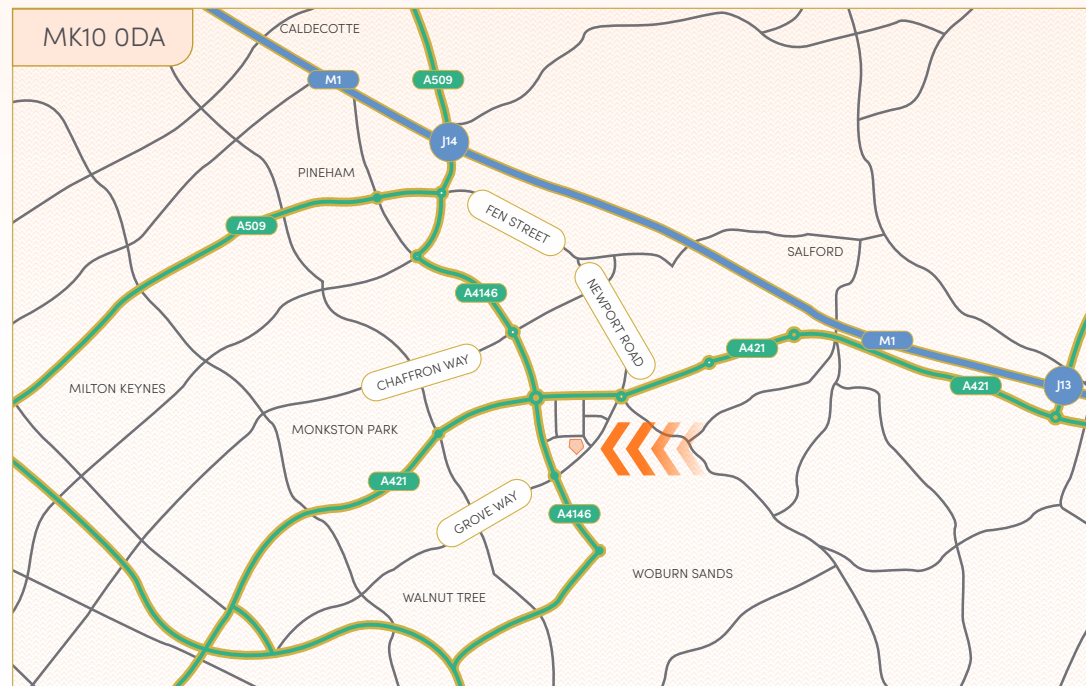




# A LOCATION THAT DOES THE WORK FOR YOU

Situated in the heart of the Brinklow Industrial Area, Brudenell Drive offers excellent connectivity and access to key transport infrastructure, an ideal base for logistics and industrial use. Just minutes from the M1, the unit provides swift links to Junctions 13 and 14, supporting efficient distribution to London, the Midlands, and across the UK.

Milton Keynes Central railway station is nearby, with fast connections to London and Birmingham, while Luton Airport enhances its appeal for national and international logistics.



## Travel Times



**A5**  
2.7 miles / 6 mins



**M1 Junction 13**  
4.5 miles / 9 mins



**Milton Keynes Central**  
5.4 miles / 12 mins



**London**  
51 miles / 1 hr 10 mins



**Birmingham**  
69 miles / 1 hr 20 mins



**Luton Airport**  
22 miles / 28 mins



**Port of Tilbury**  
76 miles / 1 hr 30 mins



## 288,312

PEOPLE LIVE IN  
**MILTON KEYNES**



## 16%+

MILTON KEYNES WORK IN  
**WHOLESALE & RETAIL TRADE**



## 27%

OF THE UK POPULATION IS  
WITHIN A **60 MINUTE DRIVE**



## 6,000

PEOPLE IN MILTON KEYNES ARE  
**UNEMPLOYED & JOB HUNTING**



Source: Nomis



# MILTON KEYNES 111

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