

# cube 94

BRANSWORTH AVENUE ■ BRINKLOW ■ MILTON KEYNES ■ MK10 0DD



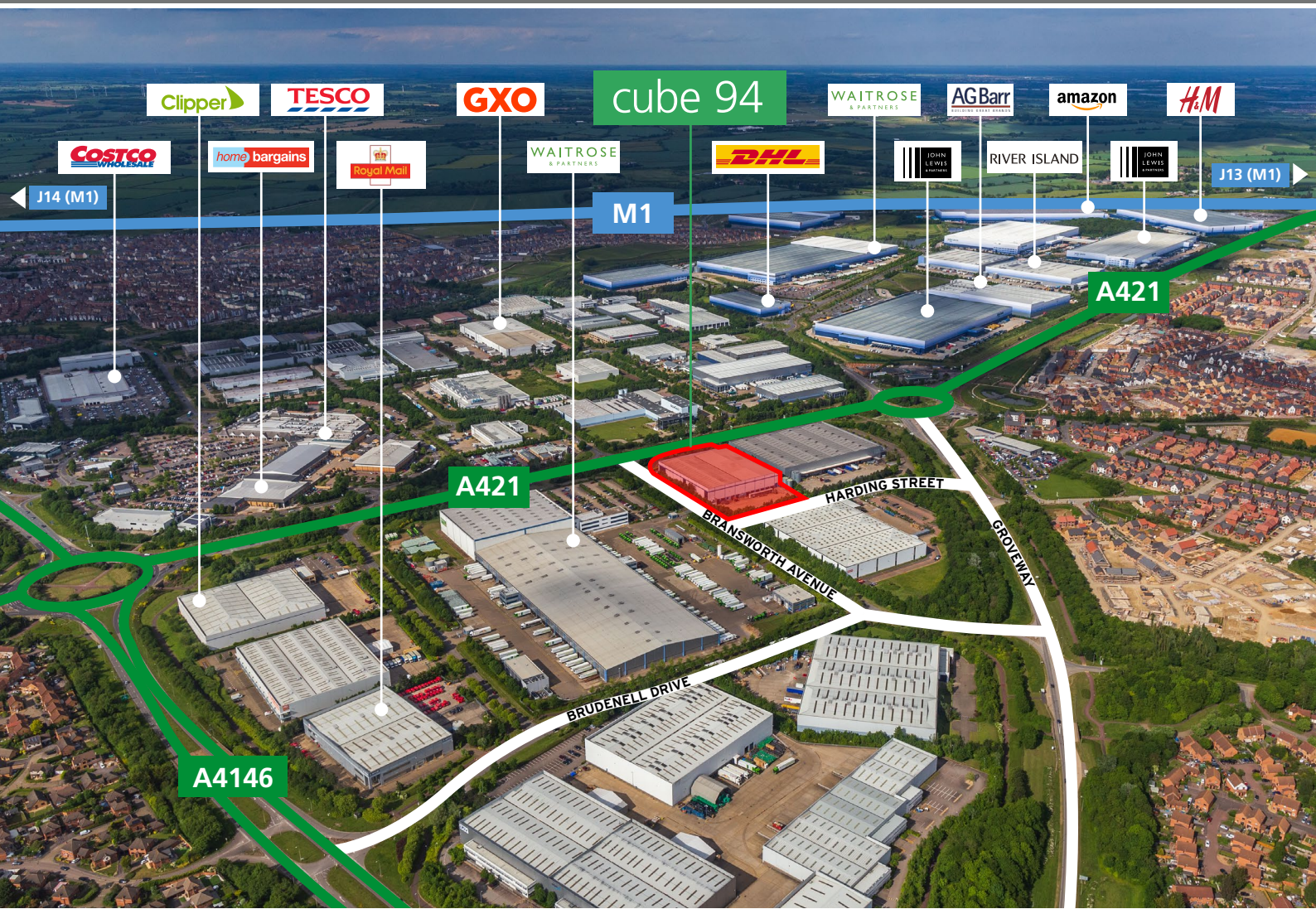
## High Quality Industrial/ Warehouse Unit 94,356 Sq Ft (8,766 Sq M) **TO LET**

- M1 J14, 2.5 miles
- M1 J13, 3.8 miles
- Milton Keynes, 5.5 miles
- 12m clear internal height
- 10 dock level loading doors
- 1 level access door
- 45m secure service yard
- EPC rating "C"
- 102 car parking spaces

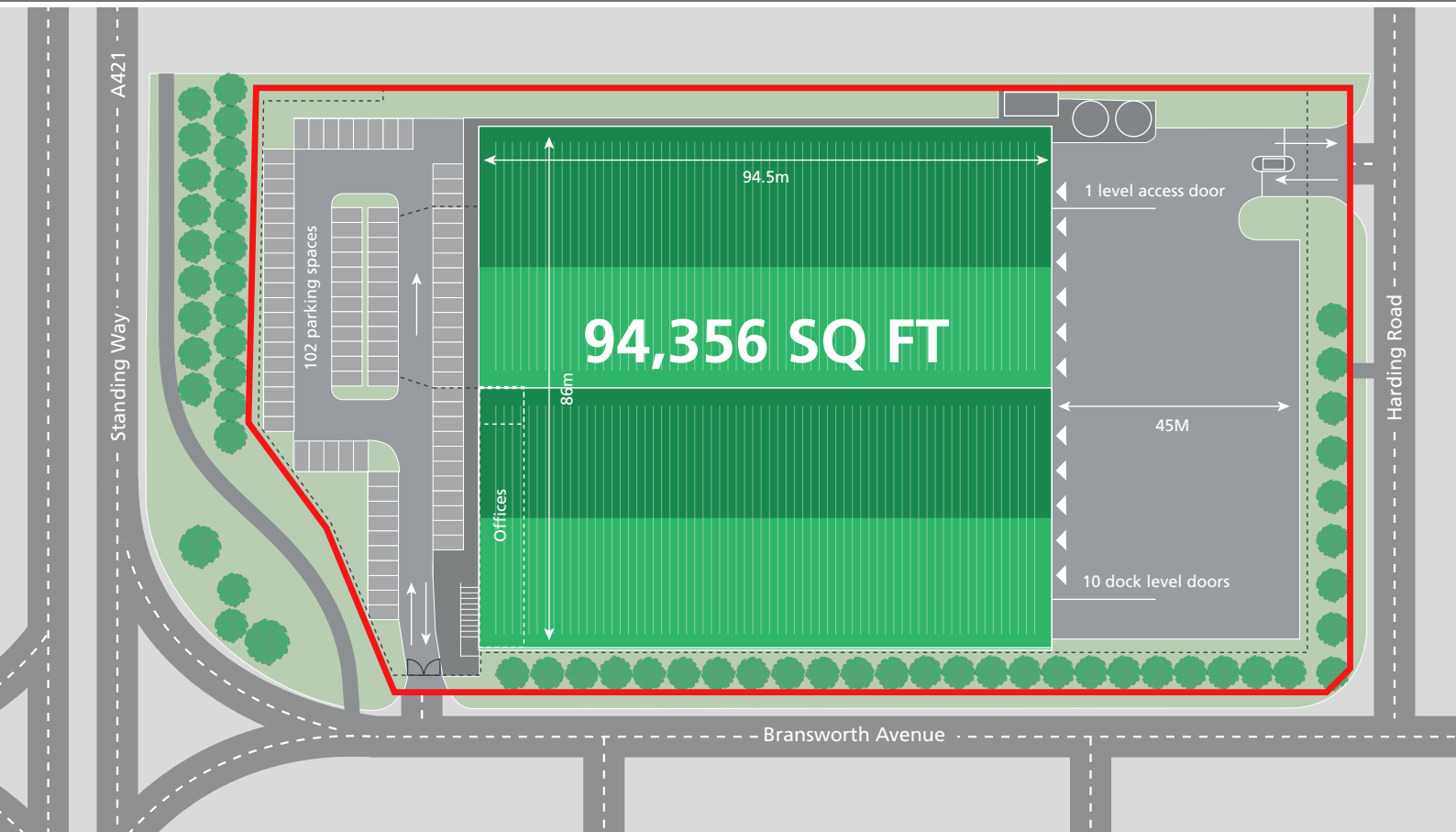
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# MILTON KEYNES



### ACCOMMODATION

	SQ FT	SQ M
Warehouse	85,862	7,976.9
Ground Floor Welfare	1,576	146.4
Offices	6,466	600.7
Gatehouse	72	6.7
Pump House	380	35.3
<b>Total</b>	<b>94,356</b>	<b>8,766</b>

### SPECIFICATION



102 CAR PARKING SPACES



45M GATED YARD



12M CLEAR INTERNAL HEIGHT



10 DOCK LEVEL DOORS



1 LEVEL ACCESS DOOR



150 KVA POWER SUPPLY



EPC RATING "C"



ON SITE GATEHOUSE



WAREHOUSE LIGHTING

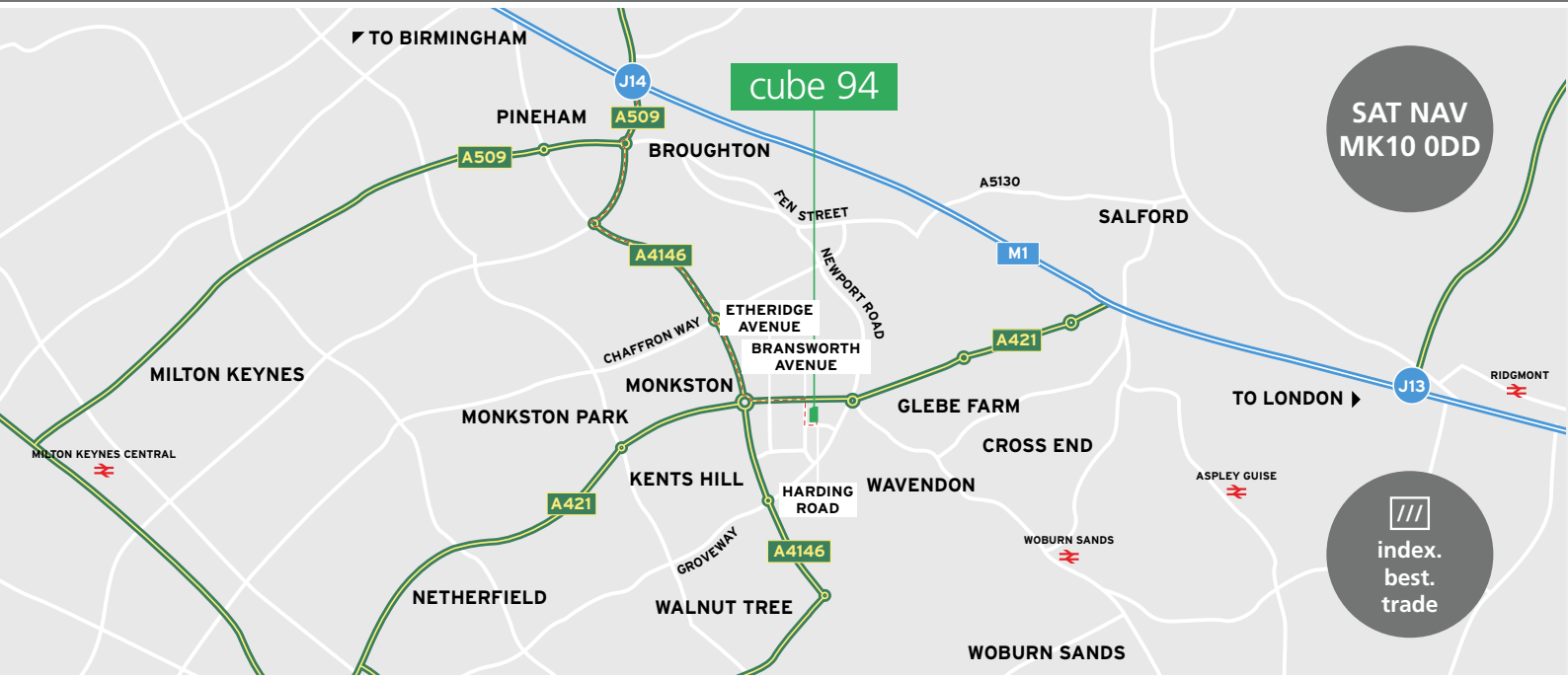


SPRINKLERS INSTALLED

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CANMOOR



## LOCATION

The Cube is situated on Brinklow industrial estate, an established industrial location with excellent connectivity. Linked directly to Junction 14 of the M1 2.5 miles to the north-west, the site is ideally positioned for access to the wider motorway network. Links into both London, the Midlands and beyond makes Milton Keynes a strategic distribution location. The unit neighbours occupiers such as Royal Mail, Waitrose, Kuehne & Nagel.

## CONNECTIVITY

M1 J14	2.5 miles
M1 J13	3.8 miles
Milton Keynes	5.5 miles
M25 J21	28 miles
M40 J9	30 miles
Central London	51 miles
Birmingham	70 miles

## DEMOGRAPHICS



Milton Keynes has a local population of 229,941.



75.8% of the local population are economically active.



Over 14% of the population are employed in manufacturing, transport and storage.

## TERMS

The unit is available on a new FRI lease.

## FURTHER INFORMATION

For further information or to arrange a viewing, please contact the letting agents.



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