



CUBE 94

A modern fitted industrial/ distribution warehouse

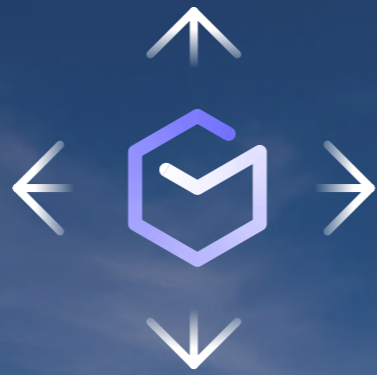
94,356 SQ FT | LIGHTING | SPRINKLERS |
HEATING | UNDERGOING REFURBISHMENT

Featuring excellent connectivity
to the M1 and beyond.



BRANSWORTH AVENUE, BRINKLOW, MILTON KEYNES, MK10 ODD

A direct link to Junction 13 & 14 of the M1



A strategic industrial/distribution location for connecting to the UK

The site

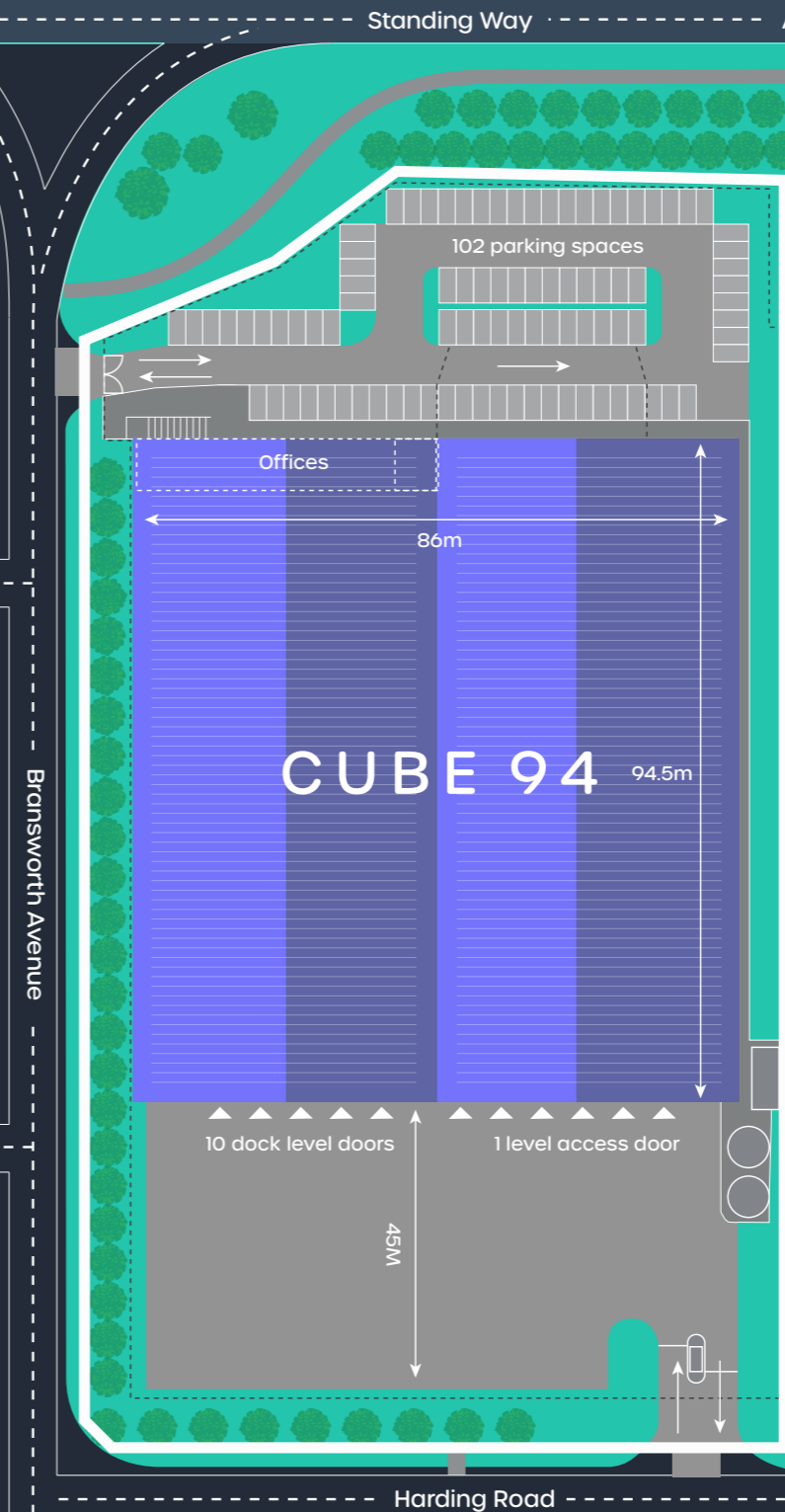
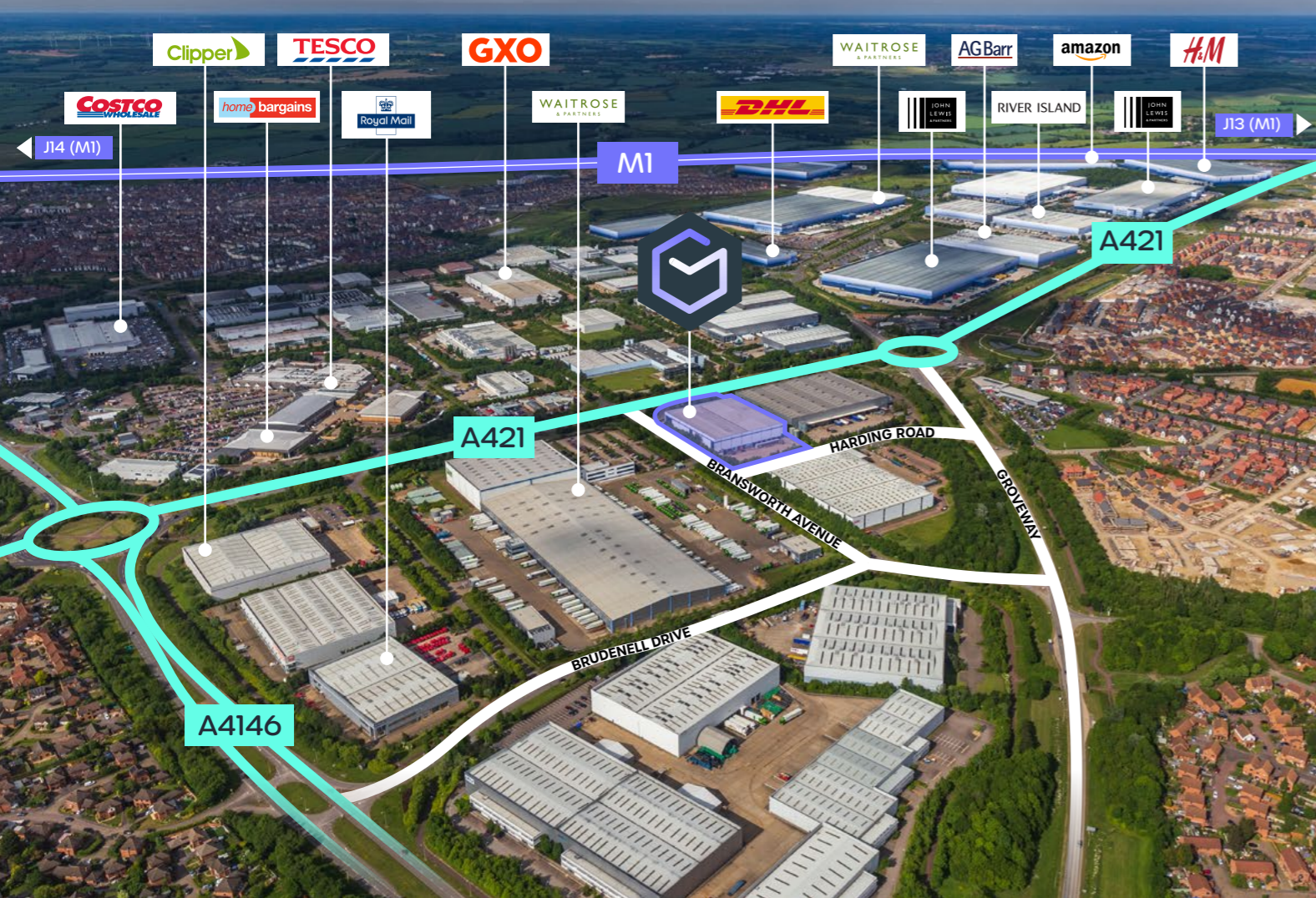
A modern distribution warehouse situated on Bransworth Avenue, Brinklow with direct access to the A421 dual carriageway which leads to J13 and J14 of the M1 motorway.











The unit benefits from fit-out to the warehouse including lighting, roof level sprinklers and heating. The yard is self-contained and secure with access via a gatehouse controlled entrance.

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
Total	94,356	8,766

94,356 Sq Ft /
8,766 Sq M of space



-  102 CAR PARKING SPACES
-  45M GATED YARD
-  150 KVA POWER SUPPLY
-  EPC RATING "C"
-  1 LEVEL ACCESS DOOR
-  10 DOCK LEVEL DOORS
-  ON SITE GATEHOUSE
-  WAREHOUSE LIGHTING
-  12M CLEAR INTERNAL HEIGHT
-  SPRINKLERS INSTALLED



Location

Cube 94 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.

Milton Keynes is perfectly located within a four-hour drive of 90% of the British population. The city provides businesses with unrivalled access to the UK national market, as well as London and the South East markets and Europe.

Local demographics



Milton Keynes has a resident population of 287,060.



145,896 (64.9% of those aged 16+) are economically active.



14.4% of the working population are employed in manufacturing, transport or storage industries.

*UK Census 2021 (Milton Keynes City Council local authority area)

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.

01604 232 555
cushmanwakefield.co.uk

Franco Capella
+44 (0) 7834 197 403
franco.capella@cushwake.com

James Harrison
+44 (0) 7775 905 415
james.harrison@cushwake.com

01908 224760
louchshacklock.com

Jonathan Whittle
+44 (0) 7798 804 730
jonathan@louchshacklock.com

Robert Shacklock
+44 (0) 7860 472 750
robert@louchshacklock.com