

**Mileway**

Stratus Park, Milton Keynes, MK10 0DE

MILTON KEYNES

# Stratus Park

Units 11 & 12 Stratus Park  
2 Fully Refurbished Logistics / Industrial Units  
18,221 sq ft - 39,202 sq ft Available to Let

# Stratus Park








-  Prime logistics location
-  8m eaves height
-  2 dock level loading doors per unit
-  1 level access loading door per unit
-  Newly refurbished and re-decorated
-  24/7 access & security

Available to Let  
2 Fully Refurbished Logistics / Industrial Units  
18,221 sq ft - 39,202 sq ft

Stratus Park is a modern logistics/industrial park which comprises 12 units with ancillary offices arranged in three terraces. Vacant units 11 & 12 have insulated metal clad elevations and a steel portal frame construction offering eaves heights of 8 metres. The units have recently been fully refurbished, including a comprehensive overhaul to the warehouse and office areas. The units can be let individually or as one combined unit, and benefit from 2 dock level loading doors per unit and 1 level access loading door per unit.

Stratus Park offers 24/7 security and access, and both units 11 and 12 include generous car parking, with office entrance and car parking via a separate access road. The ancillary offices are arranged in an open-plan format over two floors and benefit from suspended ceilings, raised floors and gas-fired central heating.

-  Unit 11: 33 car parking spaces  
Unit 12: 28 car parking spaces
-  M1 motorway (J14): 2 miles
-  Milton Keynes Central Station: 12-min drive
-  2 storey offices to each unit
-  Units can be let individually or as one unit

# Stratus Park

## Site plan



## Accommodation

Unit	Area (sq ft)	Area (sq m)
Unit 11 Warehouse	16,365	1,520
Unit 11 Office	4,616	429
<b>Combined Area</b>	<b>20,981</b>	<b>1,949</b>

Unit	Area (sq ft)	Area (sq m)
Unit 12 Warehouse	15,389	1,430
Unit 12 Office	2,832	263
<b>Combined Area</b>	<b>18,221</b>	<b>1,693</b>

\*Measurements are in GIA



# Stratus Park

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## Terms

Available on new full repairing and insuring lease

## Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction

## Viewing / Further Information

### Mileway

Zachary Hanna  
southeast@mileway.com  
T: +44 203 9913516



Paul Quy  
paul.quy@kirkbydiamond.co.uk  
T: +44 791 7268653

Eamon Kennedy  
eamon.kennedy@kirkbydiamond.co.uk  
T: +44 788 7835815



Paul Davies  
paul.davies@bidwells.co.uk  
T: +44 794 4774137

## EPC

Unit 11 - EPC C Rating  
Unit 12 - EPC B Rating

## VAT

VAT will be payable where applicable

## Location

Milton Keynes is located approximately 52 miles north west of London, 71 miles south east of Birmingham and 42 miles north east of Oxford.



### By Road

Stratus Park is prominently located in the established industrial district of Brinklow, on the corner of Brudenell Drive and Tongwell Street (A4146), with excellent transport links directly to junction 14 of the M1 motorway just over 2 miles to the north west. Junction 13 of the M1 motorway is also accessed via the A421 approximately 3 miles to the east.



### By Rail

Milton Keynes Central Station is to the north west of Stratus Park and provides regular direct train services to London Euston with a 40-minute travel time.



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