



BradwellAbbey

TO LET EXTENSIVELY REFURBISHED UNITS AVAILABLE

800 - 28,000 SQ FT AVAILABLE | MILTON KEYNES | MK13 9HA





Following Warehouse REIT's acquisition of Bradwell Abbey in 2022, the site has undergone extensive improvement.

Comprising of Alston Drive and Abbey Court, the estate provides occupiers with an excellent location from which to operate offering a range of comprehensively refurbished units from c750sqft to c20,000sqft.

Alongside the energy efficient building refurbishments, the site will benefit from an improved amenities offering and a dedicated estate office with on-site management team.



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Situated in Bradwell Abbey, the units benefit from excellent transport links, with the A5 dual carriageway in immediate proximity and Junction 14 of the M1 motorway approximately a 10 minute drive from the site. Milton Keynes Central Station is also easily accessible with the estate located just over 2 miles to the north west of Central Milton Keynes.

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LOCATION



Drive times

Milton Keynes Centre	2 miles	5 mins
M1 J14	5 miles	10 mins
M1 J13	10 miles	15 mins
M1 Jct 6a / M25 Jct 21	34 miles	40 mins
London	51 miles	1 hr 10 mins
Birmingham	71 miles	1 hr 20 mins
Manchester	154 miles	2 hrs 50 mins

Source: Google Maps

Ports

Tilbury	76 miles	1 hr 26 mins
Southampton	106 miles	2 hrs 7 mins
Felixstowe	115 miles	2 hrs 15 mins
Liverpool	168 miles	3 hrs 5 mins

Source: Google Maps

Train times (from Milton Keynes Central)

London Euston	34 mins
Birmingham	54 mins
Manchester	1 hr 37 mins

Source: National Rail

DEMOGRAPHICS



288,200
Milton Keynes population



Milton Keynes boasts
43.4% Educated to L4+



Milton Keynes is in the top 3
fastest growing cities
in the UK



15.3%
Growth in Population
2011 - 2021



Milton Keynes average
weekly wage: **£678**
(National: £621)



12,765 businesses
and **75.9%** population
of working age



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



Milton Keynes productivity
higher than the national
average **GVA £46** per hour
(National: £38.9)

Sources: nomisweb.co.uk, ons.gov.uk,
Milton Keynes Council: population-statistics

Bradwell Abbey



GALLERY



Dedicated Estate Office with On-Site Management Team



Excellent Location in Close Proximity to the M1 and A5



Estate Undergoing Comprehensive Refurbishment



Generous Controlled Parking



Range of Unit Sizes - Flexible Opportunities for Expansion



On-Site Deli and Coffee Shop - NOW OPEN



Energy Efficient Building Refurbishments



Improved Occupier Amenities Offer (Coming Soon)

AVAILABILITY

UNIT	STATUS	EPC	SQ FT
29	Refurbished	B37	6,520
30	Refurbished	C69	6,535
31	To Be Refurbished	TBC	8,482
45	To Be Refurbished	TBC	1,405
49	Refurbished	C71	1,681
50	To Be Refurbished	C70	1,691
57	Refurbished	C72	2,360
61	Refurbished	B35	812

ACCOMMODATION



VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

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

Short form leases and flexible terms may be available (subject to status).

EPC

Certificates available on request.

CONTACTS

Viewing by appointment.

For further information please contact joint sole agents:

**Lambert
Smith
Hampton**

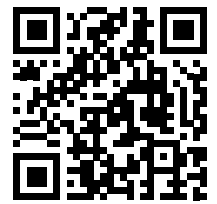
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