

## Under Extensive Refurbishment

Rated BREEAM Excellent

PTC LOGISTICS WAREHOUSE UNIT TO LET  
Warehouse Unit To Let . 82,000 Sq Ft . Logisti

# brinklow82.

## To Let - 81,961 Sq Ft Logistics Warehouse Unit

Etheridge Avenue, Milton Keynes,  
MK10 0BB

brinklow82.com

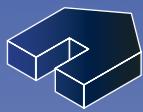


# brinklow82.

- Brinklow 82 is Milton Keynes' high-performance logistics hub, perfectly positioned with direct access to the M1 motorway, to keep your operations moving at speed. Designed for modern retail, e-commerce, and wholesale needs, it offers up to 81,961 sq ft of adaptable, high-spec space where efficiency, flexibility, and sustainability work hand in hand.



Up to 81,961 Sq Ft of High-Spec, Flexible Warehouse Space



Excellent M1 Motorway Connectivity Minutes from J13, J14



To be Extensively Refurbished to Grade A Specification



EPC A Rating with EV Charging for Sustainable Operations

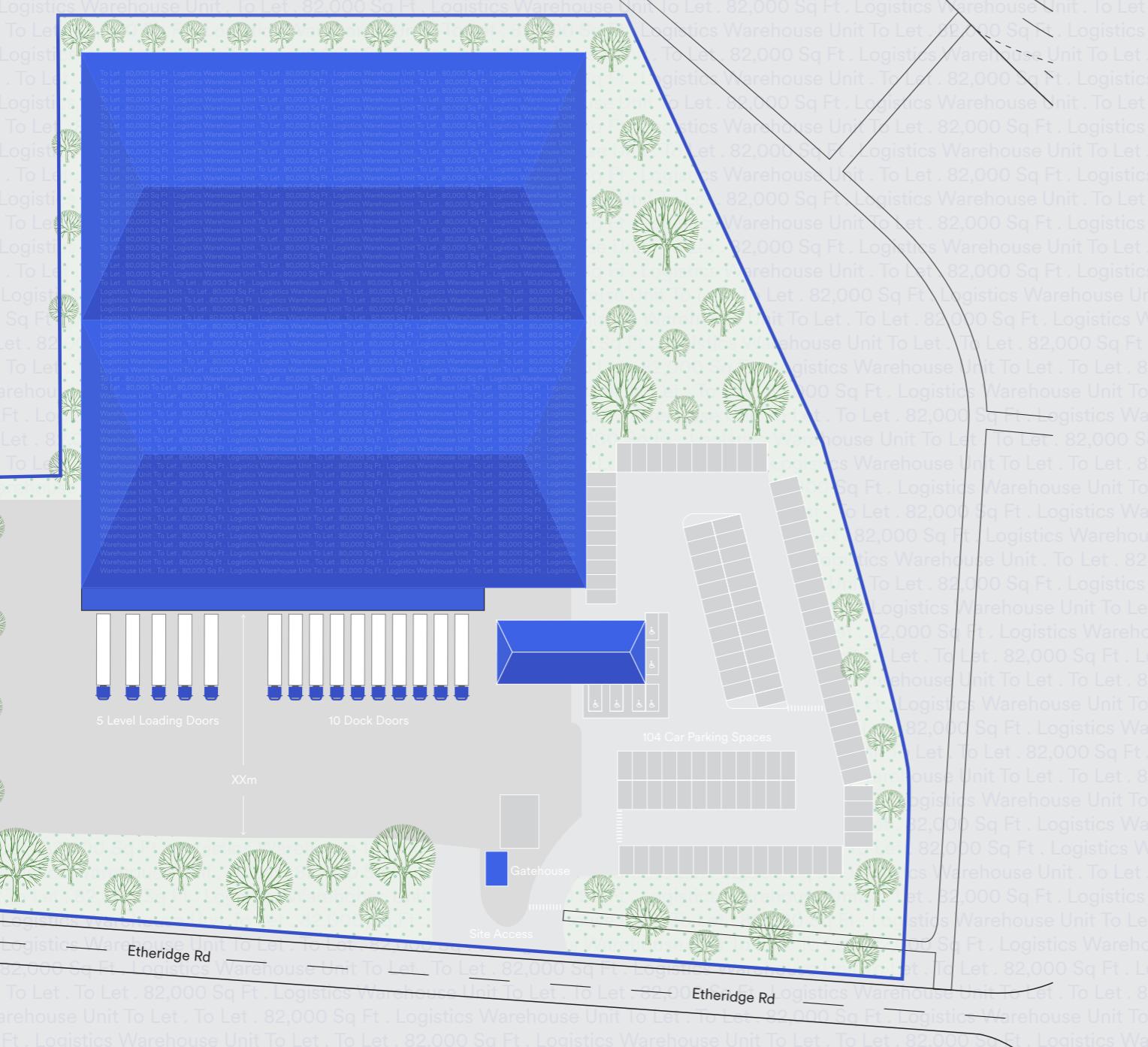


BREEAM Excellent





This RoSPA Gold-accredited facility features 10 dock-level bays, 5 level-access doors, generous yard space with capacity for 20 HGVs, 104 car parking spaces, trailer bays, EV charging, and secure gated access. brinklow 82 is built for performance today and ready for the demands of tomorrow.



## 10 Dock Level Loading Doors 5 Level Loading Doors



12m Eaves Height



## 104 Vehicle Parking Spaces



## 5 Trailer Parking Spaces



## 20 HGV Parking Spaces



## EV Charging Points



## Security Gatehouse



## Secure Gated Access with CCTV Coverage



## Excellent Access to M1 Motorway



## BREEAM Excellent



## brinklow82.

### Ground Floor Warehouse

7,360.2

79,224

### First Floor

242.3

2,552

### Gatehouse

20

215

### Total

7,614.5

81,961

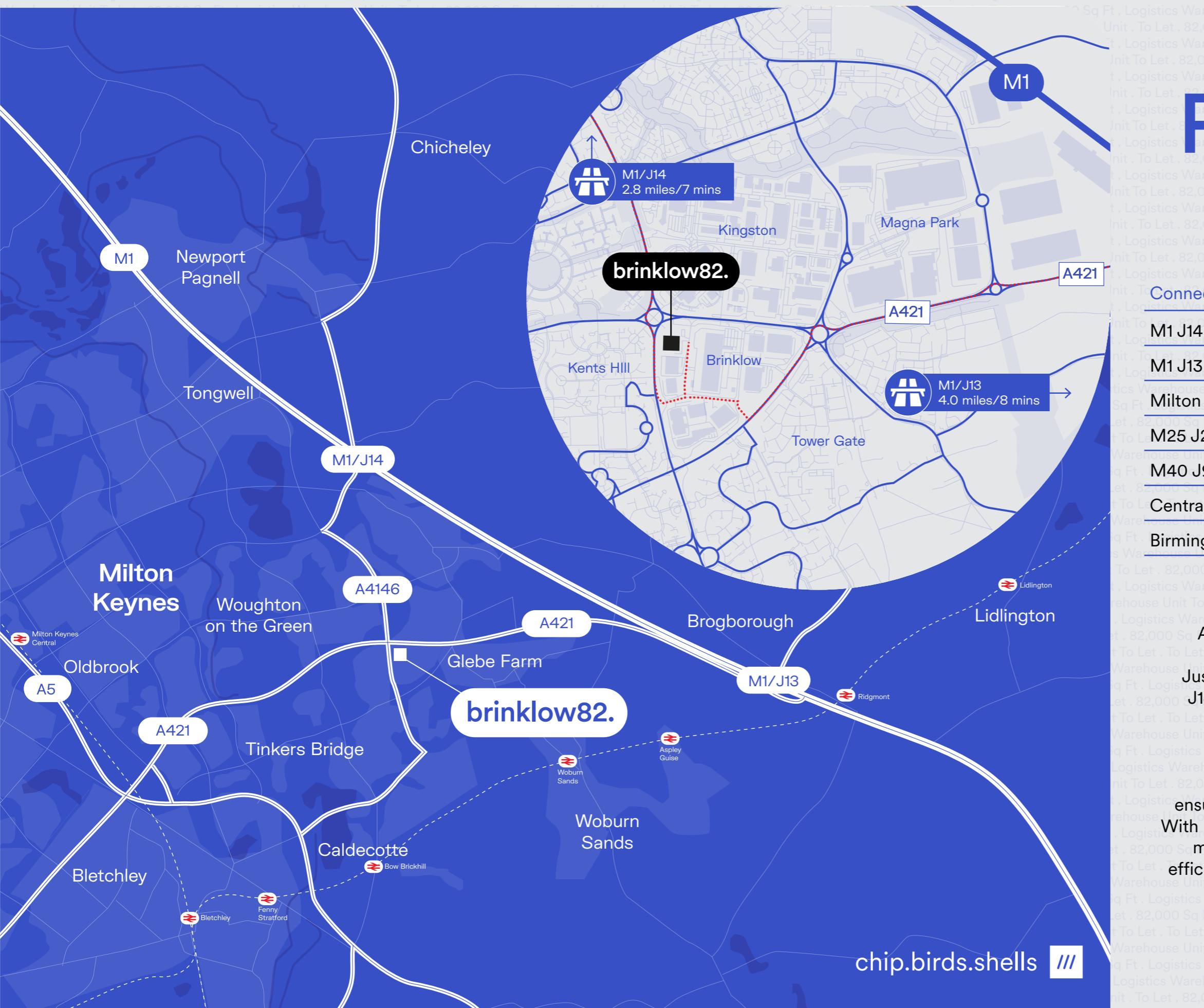
# Flexible logistics space!

b82.

# Designed to Deliver High-Performance Warehousehousing



# Perfectly Placed for Growth.



# brinklow82.

## More Efficiency, More Savings.



### LED Lighting

Energy efficient LED lighting used throughout the building.



### Electric Vehicle Charging

Charge electric vehicles quickly and easily with our state-of-the-art charging stations.



### PV Panels

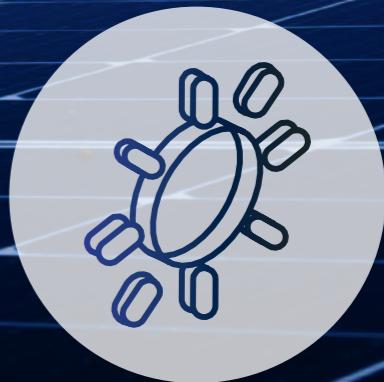
The unit will benefit from PV panels which provide direct green energy to tenants, saving on operational costs and reducing the associated carbon footprint.



### Energy Performance Certificate

Targeting EPC A the highest energy efficiency rating for buildings.

The unit is rated BREEAM Excellent.



### 10% Rooflight Coverage

Triple-layered rooflights with insulation covering 10% of the roof area and providing optimum natural light and energy efficiency.

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For further information, please contact below:

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