

## Rated BREEAM Excellent

# brinklow82.

To Let - 81,961 Sq Ft  
Logistics Warehouse Unit

Etheridge Avenue, Milton Keynes,  
MK10 0BB

brinklow82.com

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Facility Name	Unit To Let	Area	Remarks
Logistics Warehouse	Unit To Let	82,000 Sq Ft.	Logistics Warehouse
Logistics Warehouse	Let	Ft.	Logistics Warehouse
Logistics Warehouse	Let	Warehouse Unit To Let	
Logistics Warehouse	Let	700 Sq	
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# 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

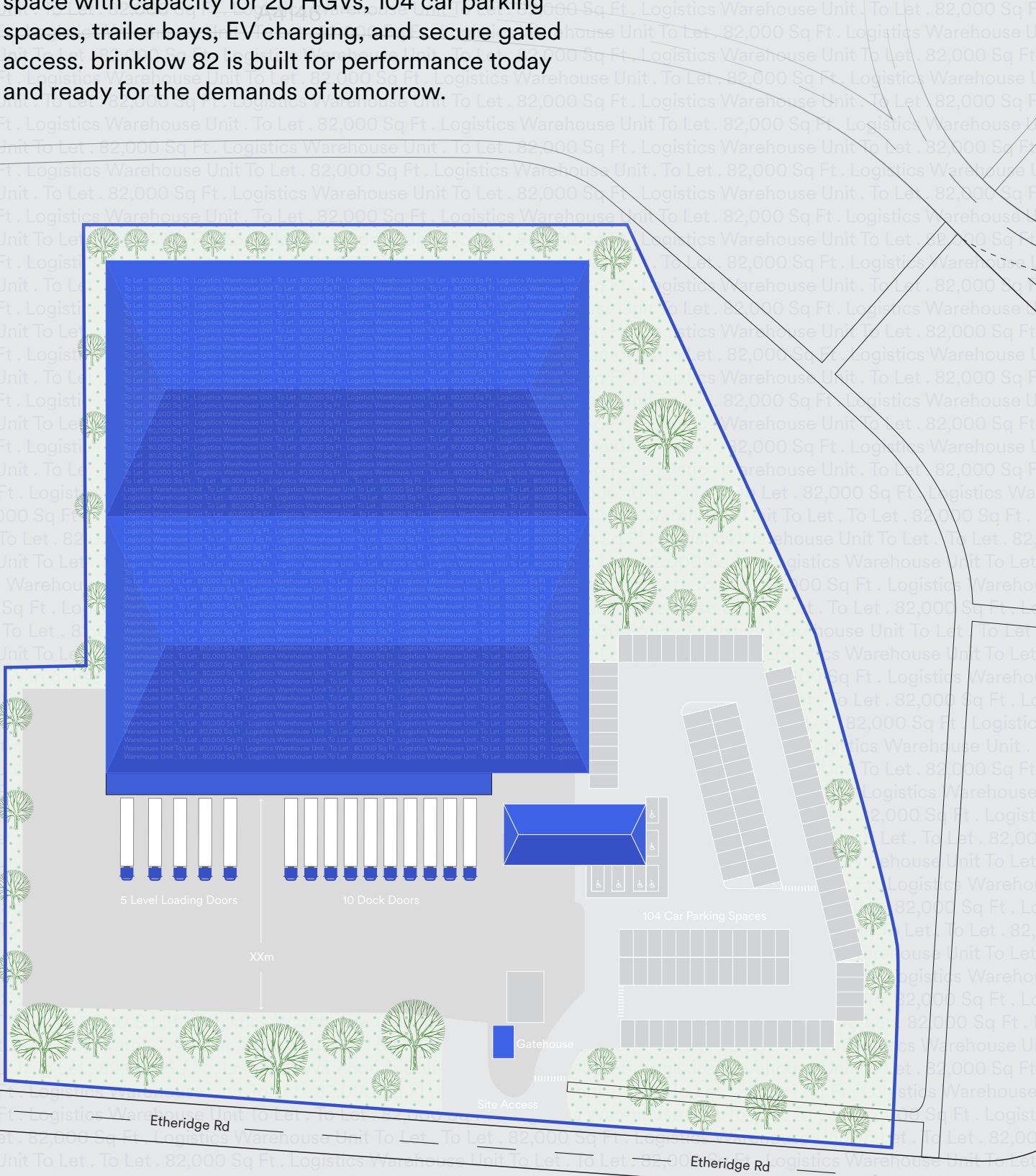








● This RoSPA Gold-accredited facility features 10 dock-level bays, 5 level-access doors, generous yard space with capacity for 20 HGVs, 104 car parking spaces, trailer bays, EV charging, and secure gated access. brinklow 82 is built for performance today and ready for the demands of tomorrow.



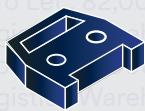
10 Dock Level Loading Doors  
5 Level Loading Doors



12m Eaves Height



104 Vehicle Parking Spaces



5 Trailer Parking Spaces



20 HGV Parking Spaces



EV Charging Points



Security Gatehouse



EPC Rating A



Secure Gated Access  
with CCTV Coverage



Excellent Access  
to M1 Motorway



BREEAM Excellent



**brinklow82.**

**Sq M**

**Sq Ft**

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.**





# Designed to Deliver High-Performance Warehousing





Connectivity	Miles
M1 J14	2.8
M1 J13	4.0
Milton Keynes	5.5
M25 J21	28
M40 J9	30
Central London	51
Birmingham	70

At the heart of Milton Keynes, Brinklow 82 is perfectly connected for peak performance. Just moments from the A5, A421, and M1 (J13, J14), it offers seamless access to regional and national markets.

Nearby stations - Milton Keynes Central, Bletchley, Wolverton, and Fenny Stratford - ensure fast, reliable passenger and freight links. With London Luton only 20 miles away and other major airports close by, brinklow 82 supports efficient travel and logistics by road, rail, and air.



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## More Efficiency, More Savings.



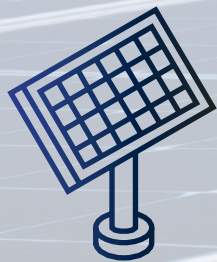
### LED Lighting

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.



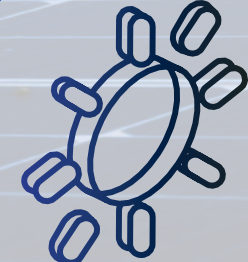
### PV Panels

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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