

New to Market Warehouse Unit
To Let

111,883 sq ft

Under Refurbishment - Available Q1 2026
















Brudenell Drive, Brinklow,
Milton Keynes, MK10 0DA



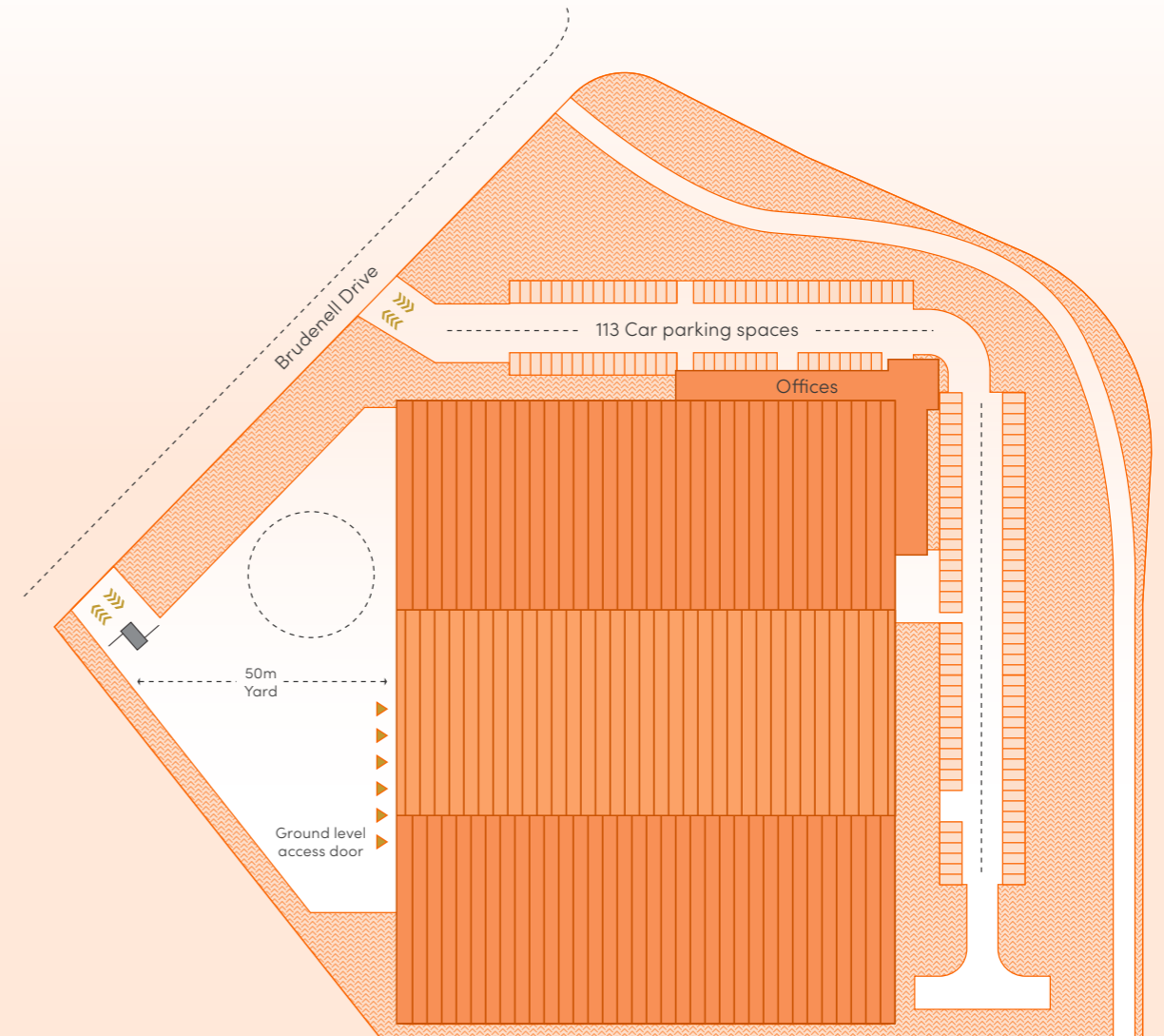
M I L T O N K E Y N E S 1 1 1

A WELL ESTABLISHED DISTRIBUTION HUB



- 
14m Clear internal height
- 
5 Dock level doors
*potential for additional 2 dock doors to be added
- 
1 Ground level access door
- 
2-Storey offices
- 
50kN/m² UDL floor loading
- 
50m Service yard
- 
Securely gated yard
- 
113 Car parking spaces
- 
Potential for 17,296 pallet positions (2.2m aisle width)
- 
Transport office & staff breakout area
- 
8 EV Charging points
- 
LED lighting
- 
Air source heat pump
- 
EPC Target A
- 
Landscaped environment

| Milton Keynes 111 | SQ FT | SQ M |
|-------------------|----------------|-----------------|
| Warehouse | 98,460 | 9,147.2 |
| GF Office | 5,204 | 483.5 |
| FF Office | 5,092 | 473.1 |
| Transport Office | 2,673 | 248.3 |
| Ancillary | 454 | 42.2 |
| Total | 111,883 | 10,394.3 |

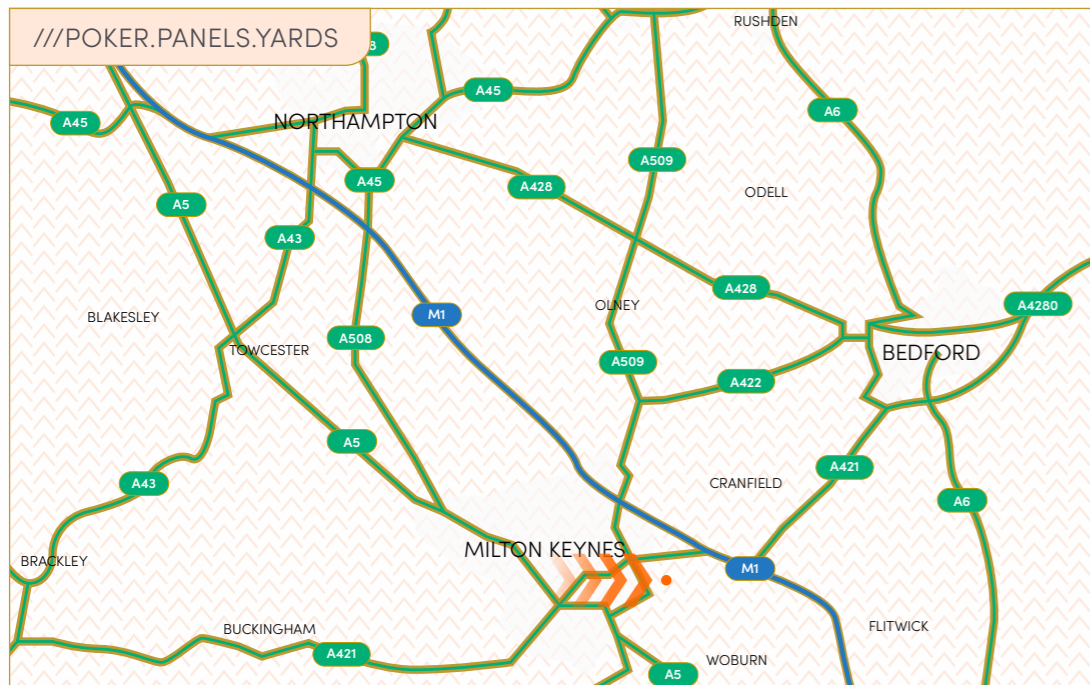
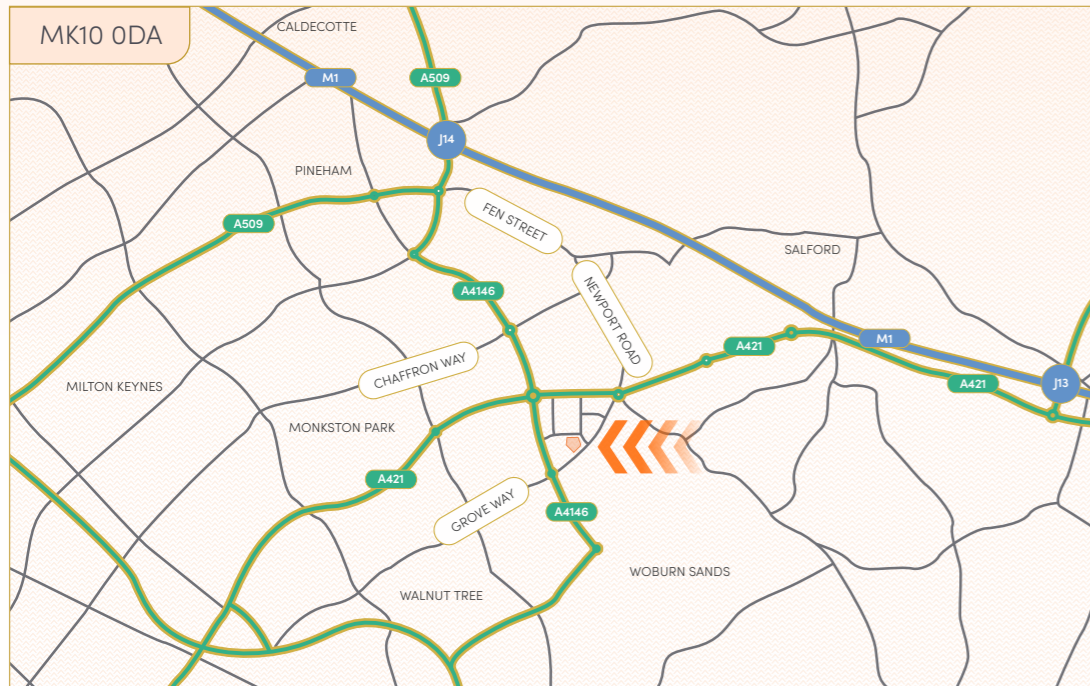




A LOCATION THAT DOES THE WORK FOR YOU



Situated in the heart of the Brinklow Industrial Area, Brudenell Drive offers excellent connectivity and access to key transport infrastructure, an ideal base for logistics and industrial use. Just minutes from the M1, the unit provides swift links to Junctions 13 and 14 of the M1, supporting efficient distribution to London, the Midlands, and across the UK.

Milton Keynes Central railway station is nearby, with fast connections to London and Birmingham, while Luton Airport enhances its appeal for national and international logistics.



Travel Times



- A5**
2.7 miles / 6 mins
- ▼
- M1 Junction 13**
4.5 miles / 9 mins
- ▼
- Milton Keynes Central**
5.4 miles / 12 mins
- ▼
- London**
51 miles / 1 hr 10 mins
- ▼
- Birmingham**
69 miles / 1 hr 20 mins
- ▼
- 
Luton Airport
22 miles / 28 mins
- ▼
- 
Port of Tilbury
76 miles / 1 hr 30 mins



288,312
PEOPLE LIVE IN
MILTON KEYNES



16%+
MILTON KEYNES WORK IN
WHOLESALE & RETAIL TRADE



27%
OF THE UK POPULATION IS
WITHIN A **60 MINUTE DRIVE**



6,000
PEOPLE IN MILTON KEYNES ARE
UNEMPLOYED & JOB HUNTING



Source: Nomis

MILTON KEYNES 111

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