

TO LET

///SPACE.MOST.SHARES

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A strategic warehouse opportunity in Milton Keynes, available on flexible lease terms.

282,976 SQ FT
(26,289.4 SQ M)

**Milton Keynes Distribution Centre
Bradbourne Drive, Milton Keynes MK7 8BN**

ARROW MK

MK7 8BN



Perfectly placed for national distribution, **Arrow MK** offers exceptional connectivity to the M1, A5 and the wider UK motorway network.

The property provides a high-quality warehouse facility with generous yard space and ample loading provision making it an ideal base for occupiers seeking efficiency, scale and access to a strong regional workforce.

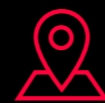


Located on Bradbourne Drive, Arrow MK sits in one of the South East's most connected industrial locations. The property provides immediate access to the A421 and Junction 13 & 14 of the M1, linking directly to the national motorway network and major logistics corridors.

Milton Keynes has become a key operational base for national occupiers thanks to its proximity to London, the Midlands and key population centres, all reachable within a 90-minute drive. The city also benefits from strong local infrastructure, a skilled labour market and an established reputation for advanced manufacturing, technology and logistics.



ROADS	MILES	TIME
A4146	0.4	2 mins
A5	1.4	5 mins
A421	2.5	6 mins
M1 J13	6.4	10 mins
M25 J21A	31	35 mins



LOCATIONS	MILES	TIME
MILTON KEYNES	5.1	10 mins
LUTON	20.4	30 mins
OXFORD	44	60 mins
LONDON	51	1hr 5mins
BIRMINGHAM	71	1hr 20mins



CARGO	MILES	TIME
BOW BRICKHILL TRAIN STATION	0.8	3 min
CRANFIELD AIRPORT	7.2	16 mins
LUTON AIRPORT	24	28 mins
HEATHROW AIRPORT	53	55 mins
LONDON GATEWAY PORT	80	1hr 20 mins

AT THE CENTRE OF THE SOUTH EAST LOGISTICS NETWORK

288,312

THE TOTAL RESIDENT POPULATION IN MILTON KEYNES (2021 CENSUS)

80.3%

EMPLOYMENT RATE – HIGHER THAN THE REGIONAL AVERAGE OF 78.2%

27%

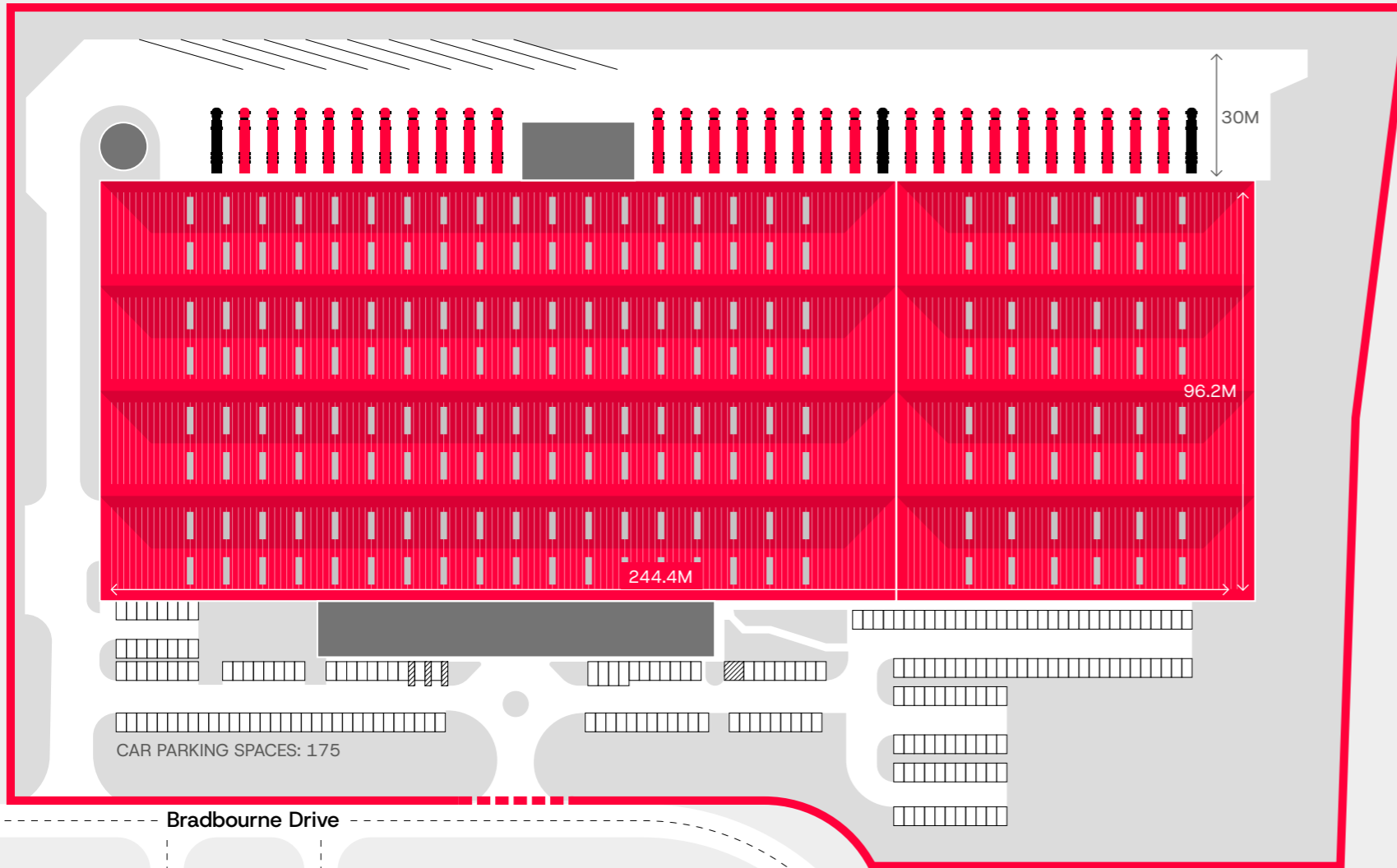
UK POPULATION WITHIN A 60 MINUTE DRIVE TIME

9.1%

THE TRANSPORTATION AND STORAGE SECTOR ACCOUNTS FOR AROUND 9.1% OF EMPLOYEE JOBS IN MILTON KEYNES

Source: NOMIS





	SQ FT GIA*	SQ M GIA*
WAREHOUSE	251,466	23,362.0
GROUND FLOOR OFFICE	15,918	1,478.8
FIRST FLOOR OFFICE	15,592	1,448.6
TOTAL	282,976	26,289.4

*Indicative GIA



01		SQ FT	282,976 sq ft
02		DOCK LEVEL DOORS	28
03		LEVEL ACCESS DOORS	3
04		YARD DEPTH	50m
05		EAVES HEIGHT	7.5–9.5m
06		OFFICE	11%
07		SITE AREA	13.52 acres
08		SITE COVERAGE	49%
09		EPC RATING	C61
10		FIT OUT	Fitted with sprinkler system & lighting



With expansive loading areas, clear open space, and modern office environments, the building provides a versatile, efficient working environment ready for immediate occupation.

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Bradbourne Drive, Milton Keynes MK7 8BN

ARROW MK

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