

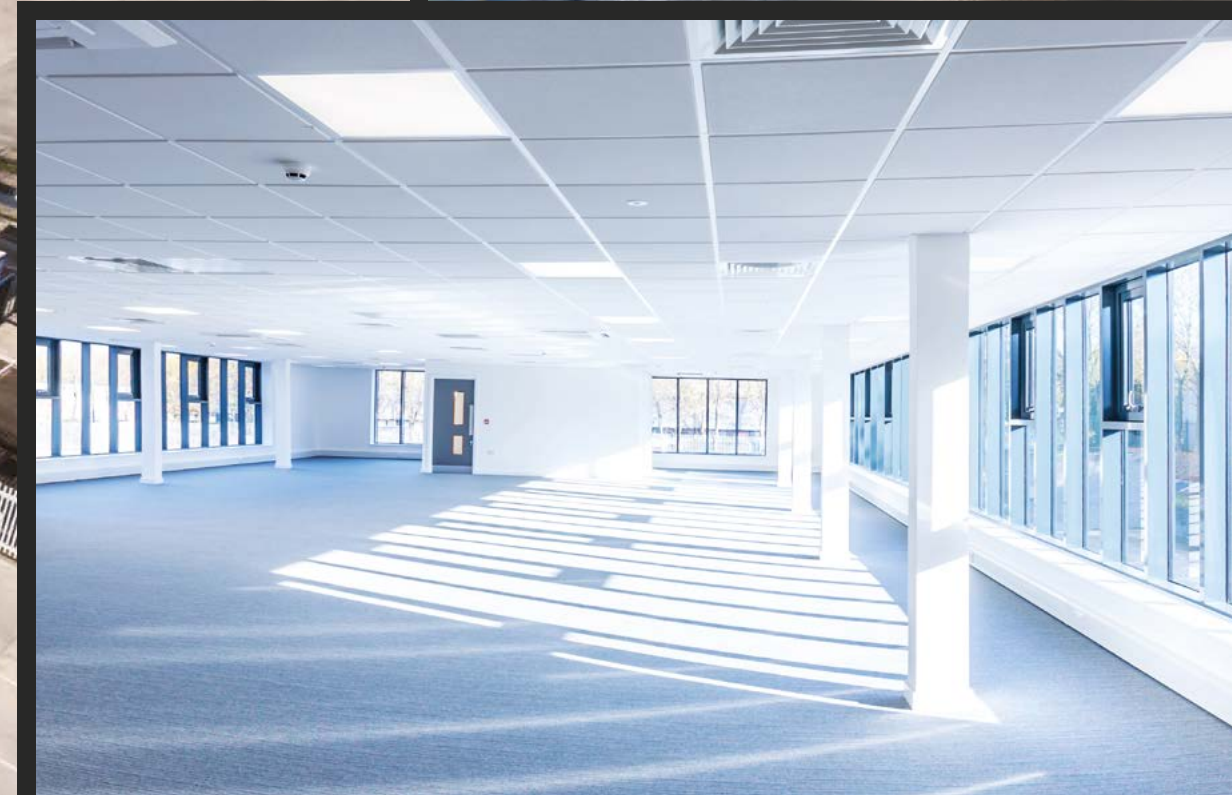
VALOR PARK

MK203



IMMEDIATELY AVAILABLE
DISTRIBUTION WAREHOUSE 203,592 SQ FT
(18,914 SQ M)

READY TO ROLL
FOR IMMEDIATE OCCUPATION



203,592 SQ FT HIGH QUALITY UNIT



ACCOMMODATION	sq ft	sq m
Warehouse	187,410	17,411
2 Storey Office	10,500	975
1 Storey Plant Area	5,500	511
Gatehouse	182	17
Total	203,592	18,914

*APPROX GIA



12.5M TO UNDERSIDE OF HAUNCH



60kN/m² FLOOR LOADING CAPACITY



19 DOCK LEVEL LOADING DOORS



1 LEVEL ACCESS LOADING DOOR



YARD DEPTH UP TO 61.5M



165 CAR PARKING SPACES



70 HGV PARKING WITH ABILITY TO ADD 10 ADDITIONAL SPACES



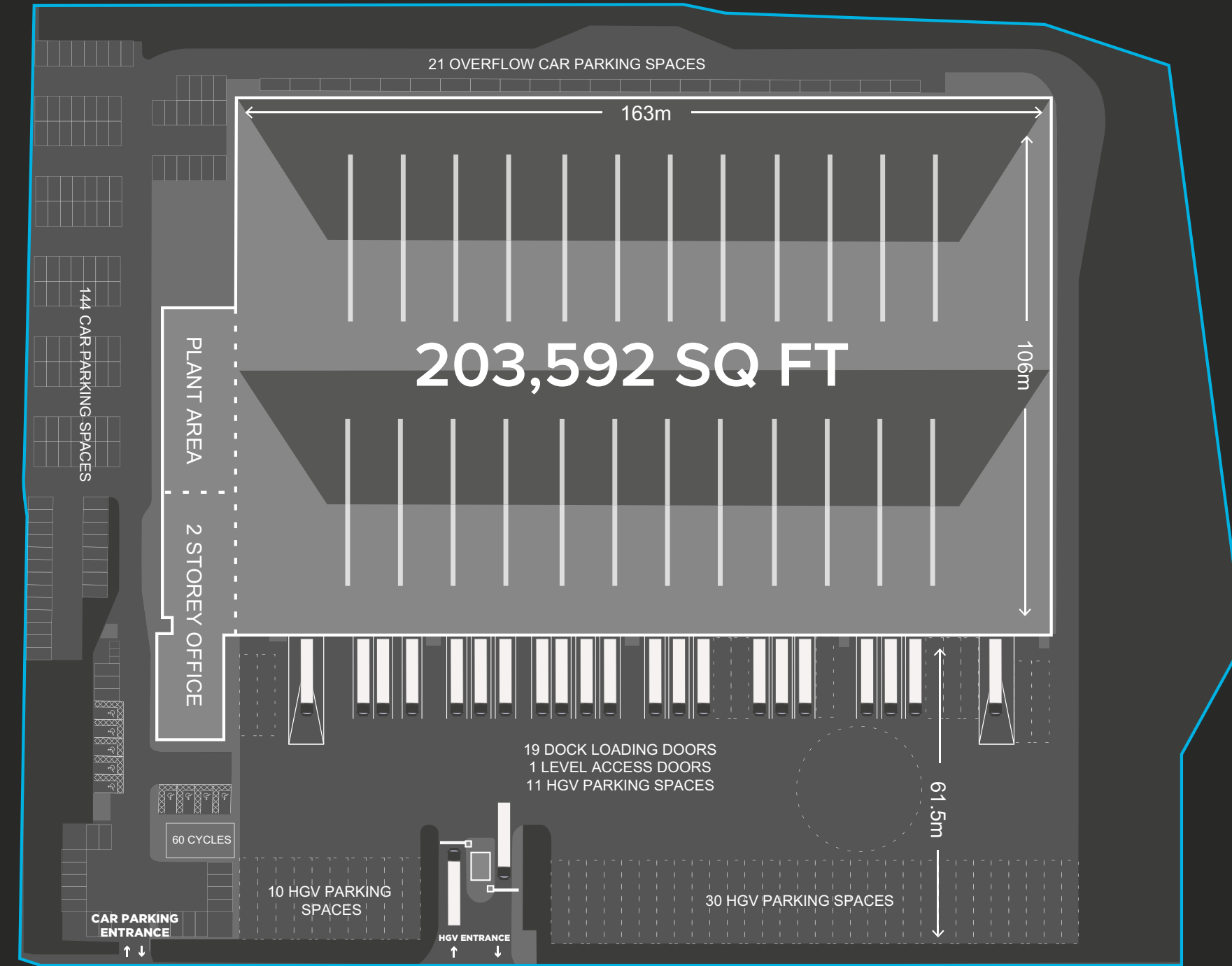
NEW ROOF WITH 10% LIGHTS



2 STOREY OFFICES



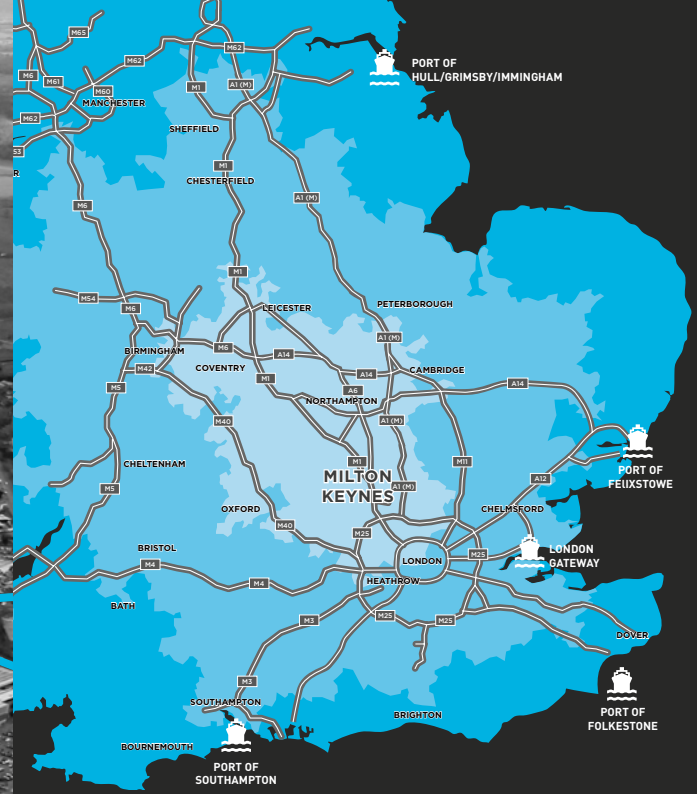
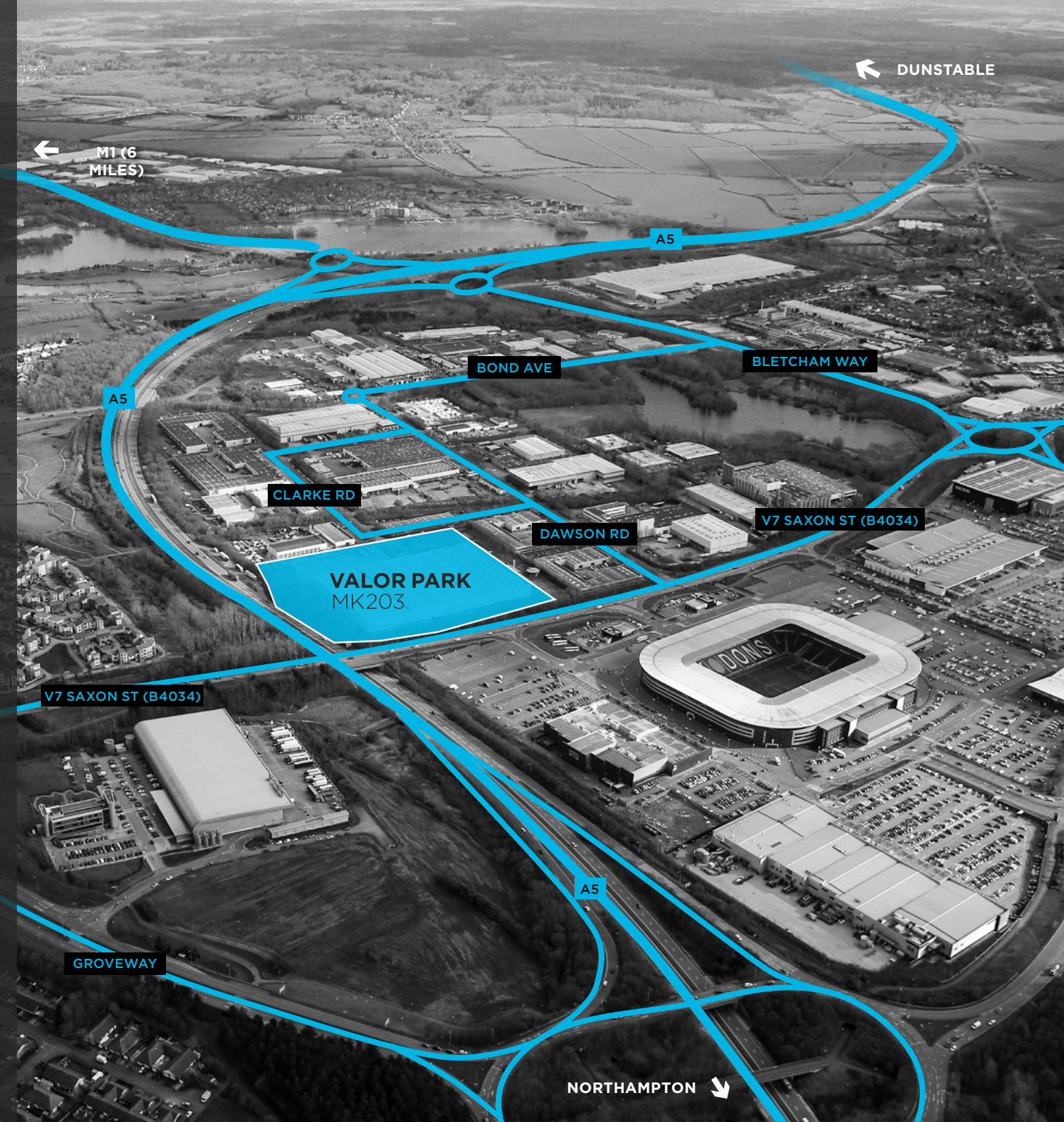
SELF CONTAINED, SECURE YARD WITH GATEHOUSE



PROVEN STRATEGIC LOCATION



LOCAL OCCUPIERS;



DRIVE TIMES

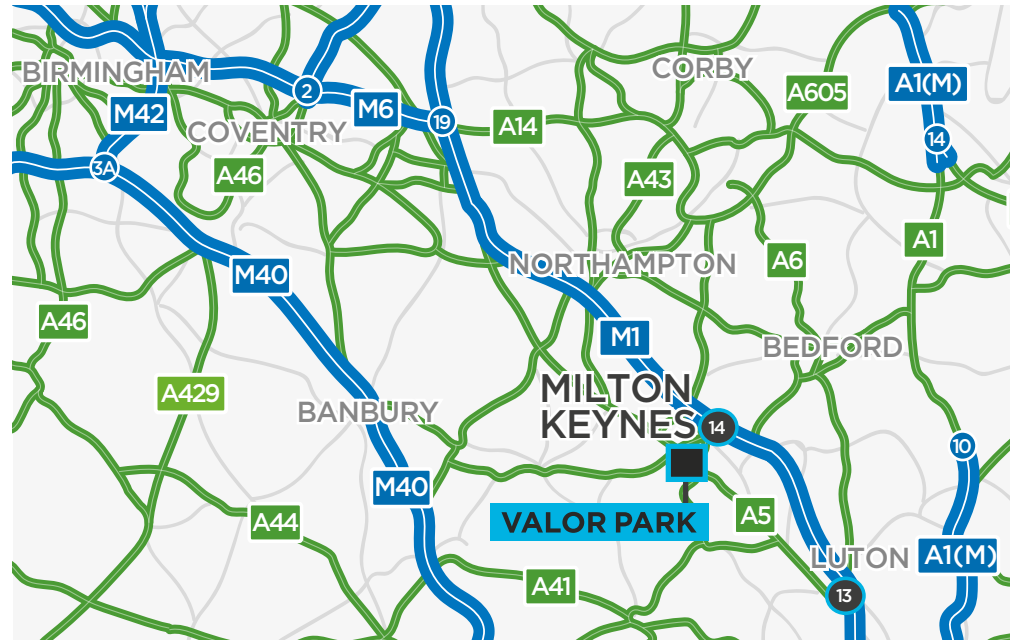
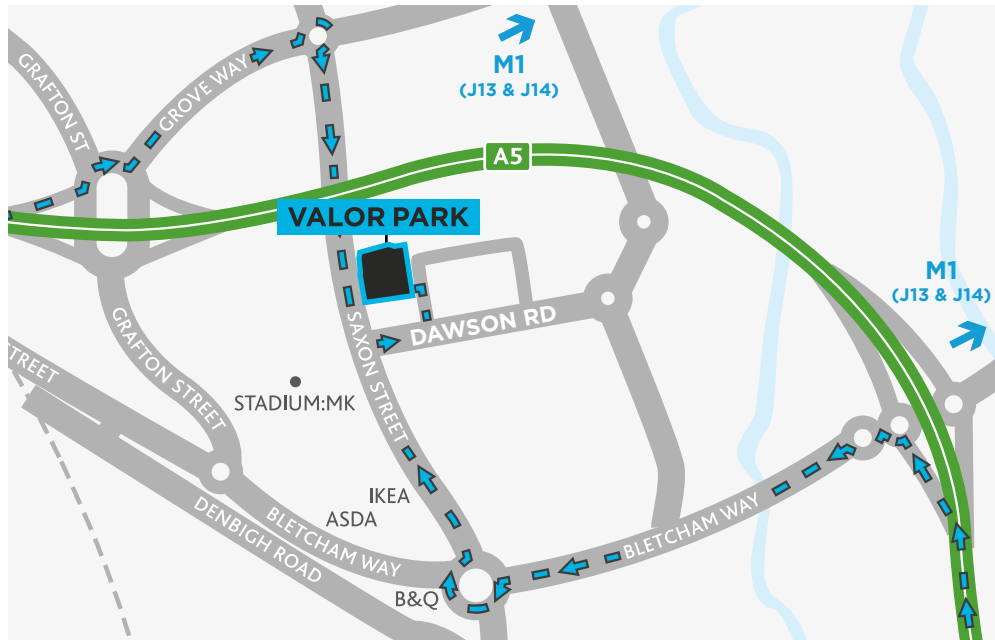
0-90 MINS 90-180 MINS 180-270 MINS

COMMUNICATIONS

M1 (J14)	5 miles
M1 (J13)	6 miles
M40 (J10)	26 miles
M25 (J21)	33 miles
Northampton	19 miles
Central London	55 miles
Birmingham	70 miles
Luton International Airport	25 miles
London Heathrow Airport	50 miles
Southampton Dock	109 miles
Felixstowe Port	116 miles

SAT NAV

MK1 1LG



TERMS

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

EPC

The unit has an EPC rating of C (59).

CONTACT

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