

MK360

MILTON KEYNES > M1 > MK4 4BX

360,214 SQ FT (33,465 SQ M)
IMMEDIATELY AVAILABLE TO LET

FULLY FITTED MODERN DISTRIBUTION
UNIT IN A PRIME LOCATION

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LOGICOR 
logicor.eu

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SPECIFICATION

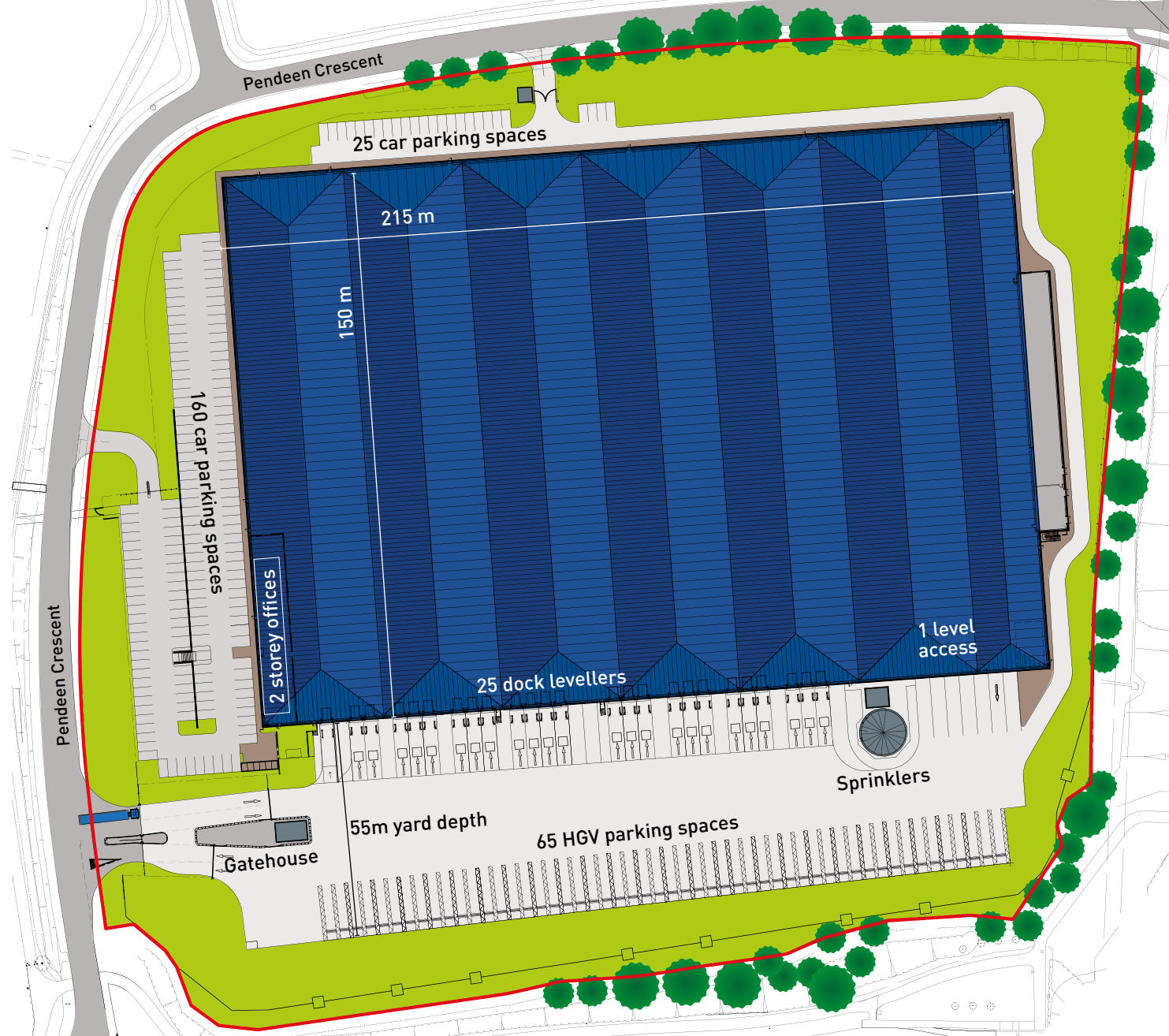
WAREHOUSE	350,095 sq ft	32,525 sq m
GROUND FLOOR OFFICES	4,855 sq ft	451 sq m
FIRST FLOOR OFFICES	4,790 sq ft	445 sq m
TRANSPORT OFFICES	474 sq ft	44 sq m
TOTAL	360,214 sq ft	33,465 sq m

- 12m clear internal height
- 25 dock level loading doors
- 1 level access loading door
- 55m yard depth
- Sprinklers
- Securely fenced with gatehouse
- Power – 2MVA
- Currently fitted with chilled and ambient temperature controlled storage
- Fully racked
- EPC Rating – C 59

STRATEGICALLY LOCATED IN MILTON KEYNES WITH DUAL CARRIAGEWAY ACCESS TO THE M1 MOTORWAY AT J13 AND J14

LOCAL OCCUPIERS IN THE IMMEDIATE AREA INCLUDE DS SMITH, SUZUKI AND CRANSWICK FOODS

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LOCATION

- Snelshall Street is located South West of Milton Keynes Centre, at the junction with Standing Way (A421) which is a major east-west dual carriageway linking the M1 motorway to the East and the M40 motorway to the West
- The town is located midway between Birmingham and London with direct access to the M1 Motorway offering excellent access to the UK's largest population centre. The grid road system across Milton Keynes is predominantly dual carriageway providing excellent access to J13 and J14 of the M1 Motorway approximately 8 miles to the East
- Other major conurbations in the area include Luton to the south, Northampton to the North, Bedford and Cambridge to the east and Oxford to the South East





HGV DRIVE TIMES

	Miles	Time
M1	8	10 mins
M25 (via M1 J6A)	35	1 hr 4 mins
London	63	2 hrs 15 mins
London Luton Airport	27	1 hr 10 mins
Birmingham	72	2 hrs 10 mins
Felixstowe	117	3 hrs 35 mins
Southampton	100	3 hrs 20 mins
Dover	140	4 hrs 16 mins

*source google maps



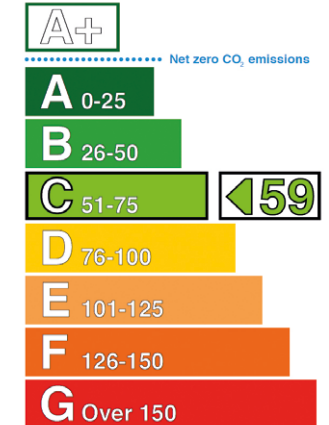
45.8 MILLION PEOPLE

within a 4.5 hours HGV drive time

SAT NAV: MK4 4BX



More energy efficient



Less energy efficient

IMMEDIATELY AVAILABLE TO LET ON A NEW LEASE

Further details on terms upon application.

BurbageRealty
expert advice
01604 232555

James Harrison
07775 905415
james.harrison@burbagerealty.com
Franco Capella
07834 197403
franco.capella@burbagerealty.com

BNP PARIBAS REAL ESTATE
020 7629 7282
realestate.bnpparibas.co.uk

Ben Wiley
07771 662009
ben.wiley@realestate.bnpparibas
Nick Hardie
07827 315 851
nick.hardie@realestate.bnpparibas

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