

Newly refurbished industrial/logistics unit available now.



Brudenell Drive, Brinklow,
Milton Keynes, MK10 0DA



M1 Junction 13
4.5 miles / 9 minutes



111,883 sq ft
10,394.3 sq m

Space for
what's next

A well established distribution hub

111,883 sq ft of prime industrial/logistics space in the heart of a highly established location amongst high grade occupiers.



MILTON KEYNES CENTRAL, 12 MINS

NORTHAMPTON 30 MINS

M1 MOTORWAY, 9 MINS



TESCO

Waitrose

IFCO

REEDBUT GROUP

culina

GXO

amazon

H&M

JOHN LEWIS & PARTNERS

STANDING WAY

BRINKLOW ROUNDABOUT

GROVEWAY

TONGWELL STREET

BRUDENELL DRIVE

 Milton Keynes 111

Engineered for high-volume efficiency

Milton Keynes 111 offers an ideal balance of high-capacity storage, forward-thinking sustainability, and dedicated staff amenities.

14m Clear internal height

5 Dock level loading doors
*potential for additional 2 dock doors to be added

1 Ground level access door

2-Storey offices

50kN/m² UDL floor loading

50m Securely gated service yard

550 kVA power supply

113 Car parking spaces

Potential for 17,296 pallet positions (2.2m width)

Transport office & staff breakout area

8 EV Charging points

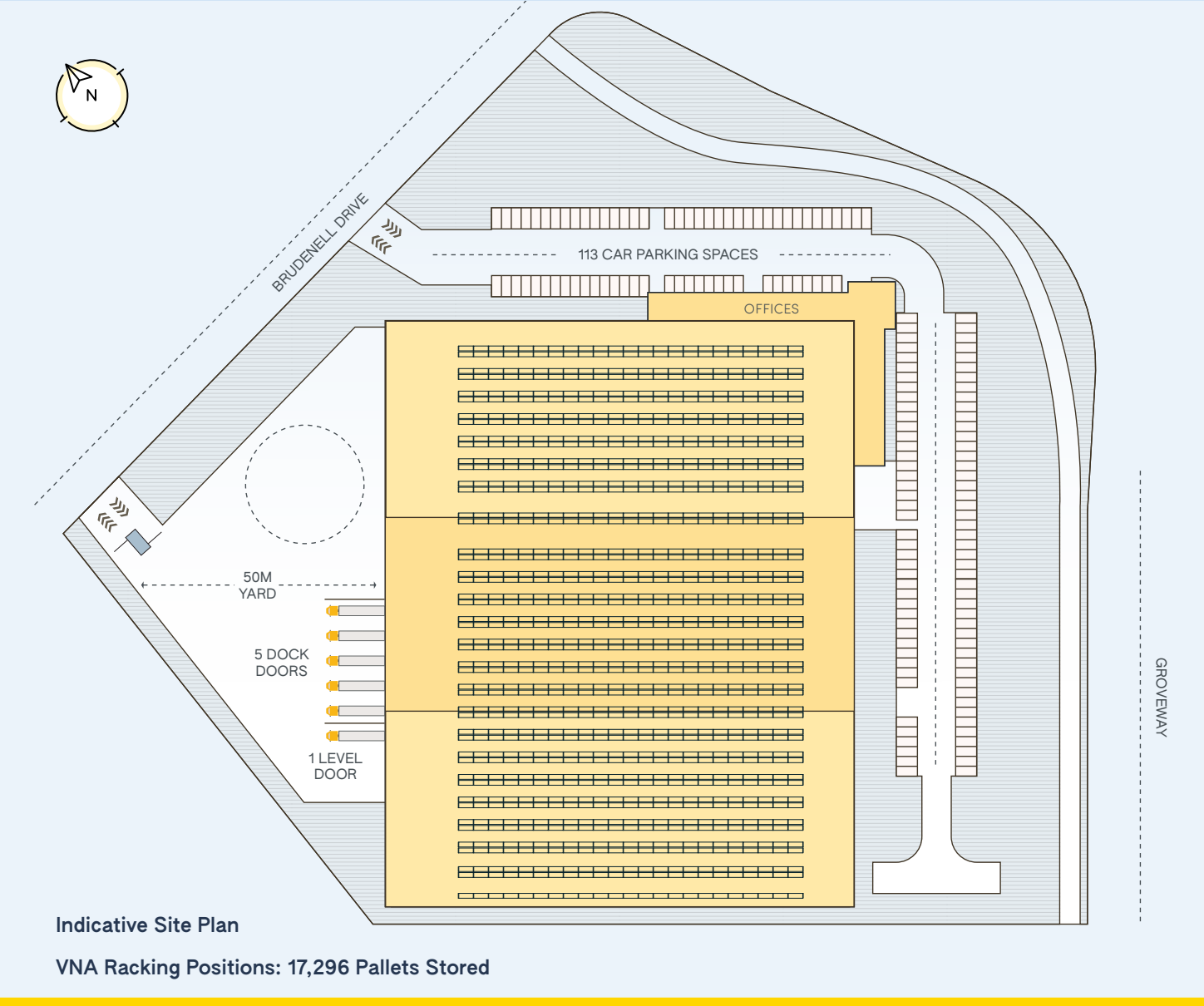
LED lighting

Air source heat pump

EPC 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
Gross Internal Area		





An established & experienced logistics labour pool



287,060

Immediate population within Milton Keynes.



64.9%

Economic activity is above UK average of 58.6%.



150,800

82.4% of the population are economically active, above the national average of 78.5%.



20,665

Local people work in transport, storage & manufacturing.



£788.80

Is the average weekly wage, above the national average of £729.60.



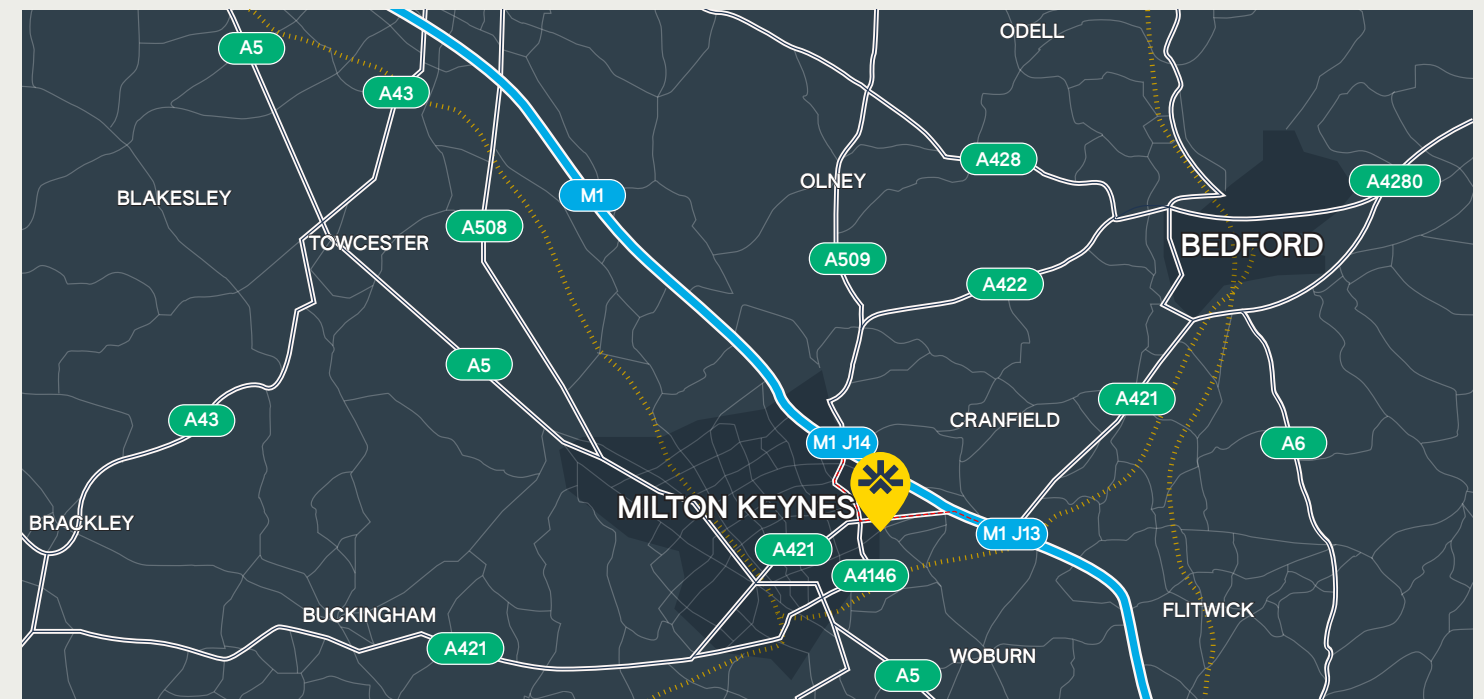
5,900

People are unemployed (3.9%), in line with the national average.

Source: ONS / Nomis
*Approximately

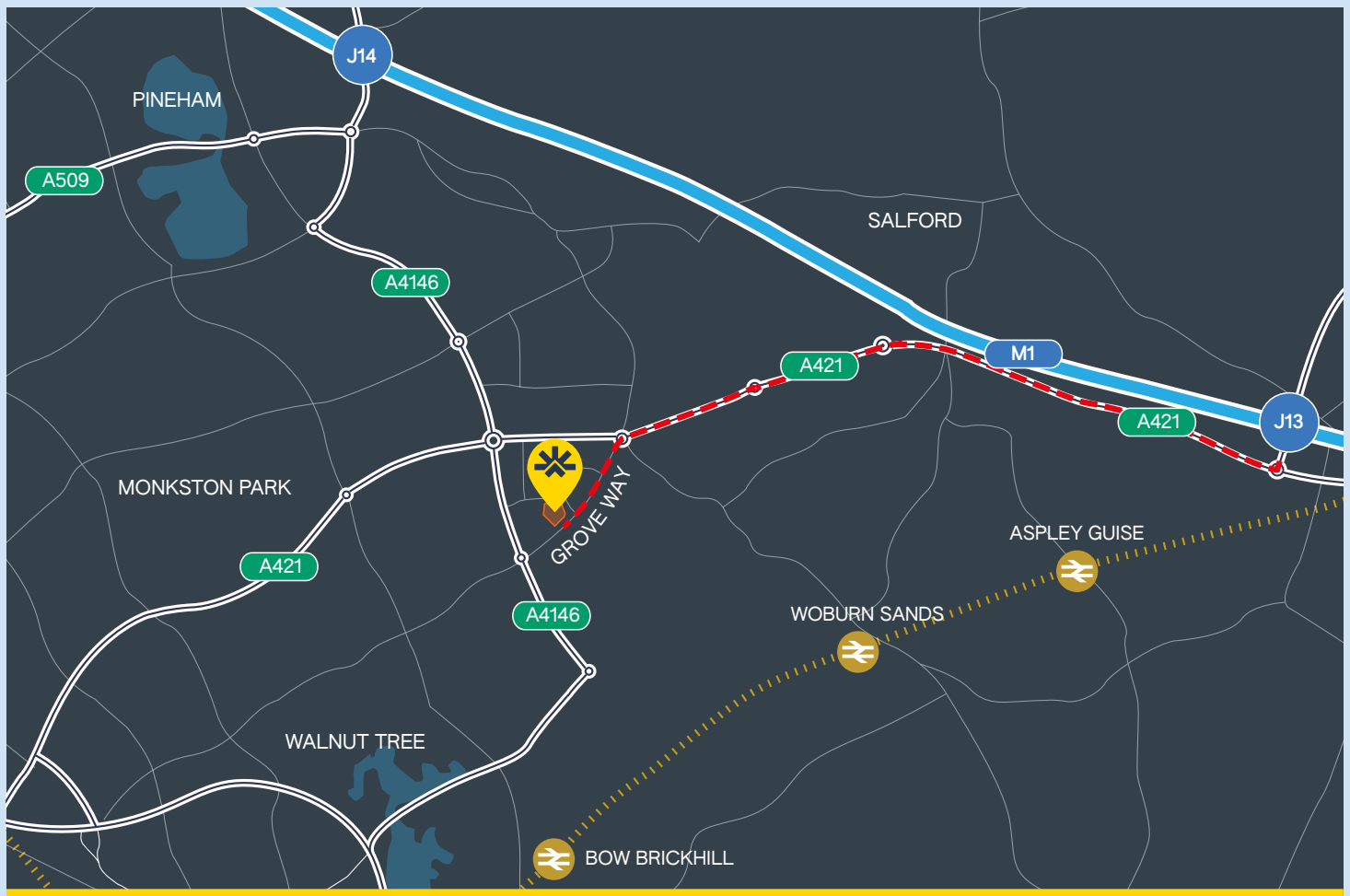
An exceptional strategic location

This premier industrial location delivers exceptional strategic connectivity. Commuting staff benefit from easy access to nearby Milton Keynes Central station, while the direct M1 link ensures efficient and fast distribution across the country.



Road connections	Distance	Drive time	Destinations	Distance	Drive time
A421	0.8 miles	2 mins	Milton Keynes Central	5.4 miles	12 mins
A5	2.7 miles	6 mins	Bedford	14.2 miles	22 mins
M1 (Junction 13)	4.5 miles	9 mins	Northampton	21.5 miles	30 mins
			London	51.0 miles	70 mins
Freight	Distance	Drive time			
London Luton Airport	24.0 miles	30 mins			
DIRFT (Daventry)	28.0 miles	35 mins			
London Heathrow Airport	54.0 miles	55 mins			

Source: Google Maps



Milton Keynes 111



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///POKER.PANELS.YARDS

[View Location on Google Maps](#)

Available now, all enquiries:

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