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**CAPITAL
CONTRIBUTION
TOWARDS
FIT-OUT**

MK360

Yeomans Drive | MK14 5BT

TO LET Prime **Milton Keynes** Warehouse Facility

361,091 sq ft

**COST EFFECTIVE
FLEXIBLE SPACE
AVAILABLE**

* CGI image



MILTON KEYNES IS A VITAL LOGISTICS HUB,
BENEFITTING FROM EXCELLENT COMMUNICATIONS



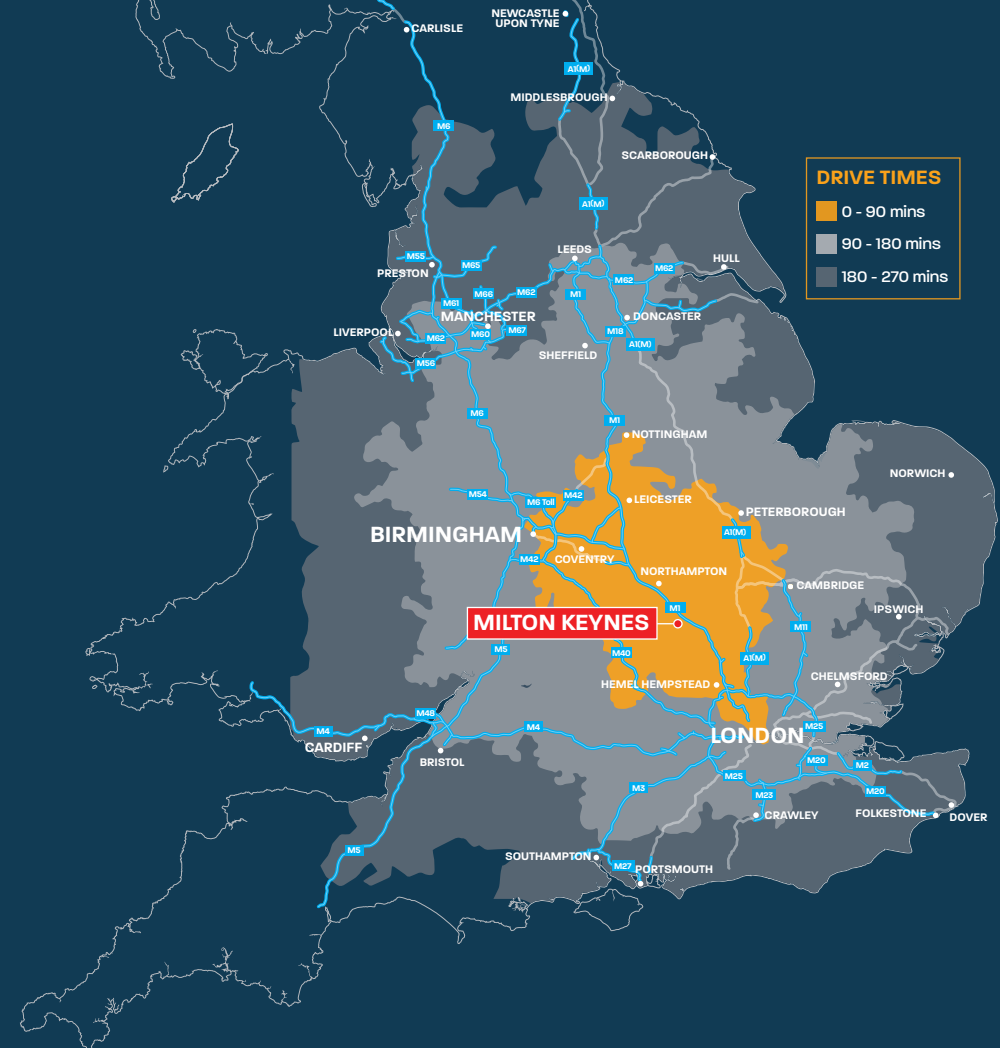
BE IN GOOD COMPANY...



LOCATION

The property occupies a prime position off Yeomans Drive, offering excellent connectivity to Brickhill Street, the A509 and Junction 14 of the M1 motorway. Central Milton Keynes is just 3 miles to the south and is easily accessible via Monks Way (A422) and Portway (A509).

Milton Keynes is one of the UK's premier logistics and distribution locations, benefitting from excellent road connections and a deep, skilled labour pool. Its strategic central location enables rapid nationwide distribution, with approximately 80% of the UK population reachable within a five-hour drive.



80% of the UK's population within a **5 hour drive.**

5,467,043 population within a **1 hour drive.**

DRIVETIMES

M1 Jct14	3 miles	5 mins
A5	3.5 miles	9 mins
Northampton	20 miles	30 mins
Central London	50 miles	1hr 10 mins
Birmingham	70 miles	1hr 20 mins
Bristol	110 miles	2hrs 10 mins
Manchester	152 miles	2hrs 45 mins



* CGI image



8m clear
internal
height



13 level
access
doors



10 dock
loaders



35 lorry
parking
spaces



Secure
gated site



24/7
operation



120 car
parking
spaces



Current
EPC - C



Office
space



1 MVA
Power



50 K/N
Floor
loading



50m
Yard depth



* CGI image

MILTON KEYNES LOGISTICS



* CGI image





TERMS

Flexible lease on offer direct from the landlord

RENT

Upon application

BUSINESS RATES

All parties are to make their own enquiries.

LEGAL COSTS

Each party is responsible for their own legal costs.

AML

To comply with legal responsibilities for Anti Money Laundering, it will be necessary for the interested party to provide information necessary to complete these checks before the transaction is completed.

FURTHER INFORMATION

For further information please contact the agents:

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NEWMARK



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