



CROWN HOUSE

North Crawley Road | Newport Pagnell | MK16 9TG



Detached self-contained



6x dock loading doors,
4x level loading doors



8m eaves and 10.4m apex



Approximate site density
ratio of 21% overall



Dual aspect offices to the
front and side of the property

66,434 sq ft detached warehouse on a 2.593 hectare site.

FOR SALE / TO LET

22m min. yard depth

Six dock-level doors

Four level-access doors

Access Road

Potential to redevelop the rear of the site (subject to planning).

Access Road



[View 360° tour here](#)

Description

The property comprises three separate freehold titles extending to approximately 2.593 hectares (6.41 acres).

The site includes a detached industrial/warehouse unit with two-storey office accommodation to the front, constructed in the early 2000's. The offices are predominantly open plan, arranged around an impressive double-height reception atrium, and are served by an 8-person passenger lift and WC facilities on both floors.

The warehouse provides a clear internal eaves height of 8.0 metres, rising to 10.4 metres at the ridge. Loading is via six dock-level loading doors and four level-access loading doors, with the latter protected by a canopy.



A substantial concrete loading yard lies to the rear of the building, providing a minimum yard depth of approximately 22 metres. HGV vehicular access will be provided via Renny Park Road and North Crawley Road.

The overall site benefits from a low site coverage ratio of approximately 21%, offering extensive external areas and potential future development opportunities, subject to planning. The developed northern section has a site coverage ratio of approximately 39%.

Location

Positioned on North Crawley Road, approximately 1.5 miles east of Newport Pagnell town centre, the property occupies a strategic location within the established Milton Keynes and M1 logistics corridor. Immediate access to the A509 provides excellent connectivity to Junction 14 of the M1 motorway, offering swift links to the national motorway network and key distribution destinations across the UK.

The surrounding area is a well-established industrial and warehouse location, home to a diverse range of trade, logistics and manufacturing occupiers. Newport Pagnell town centre is within easy reach and offers a wide selection of amenities including cafés, restaurants, hotels, gyms and retail services, providing convenience for both staff and visitors.

Milton Keynes is recognised as one of the UK's leading business and logistics hubs, with major employers across the logistics, automotive, technology and professional services sectors. This strong occupational base supports access to a skilled labour force and creates valuable opportunities for business collaboration and growth.

DESTINATIONS

M1 J14	1.9 miles	5 mins
Milton Keynes	5 miles	12 mins
M25 (21A)	31 miles	35 mins
London	53 miles	1hr 30 mins

PORTS

Tilbury	78 miles	1hr 40 mins
London Gateway	81 miles	1hr 50 mins
Southampton	108 miles	1hr 55 mins
Felixstowe	115 miles	2 hrs

RAIL

Milton Keynes Central	6 miles	14 mins
Bedford Station	13 miles	22 mins

AIRPORTS

London Luton	24 miles	30 mins
London Heathrow	54 miles	1hr 10 mins
East Midlands	67 miles	1hr 15 mins

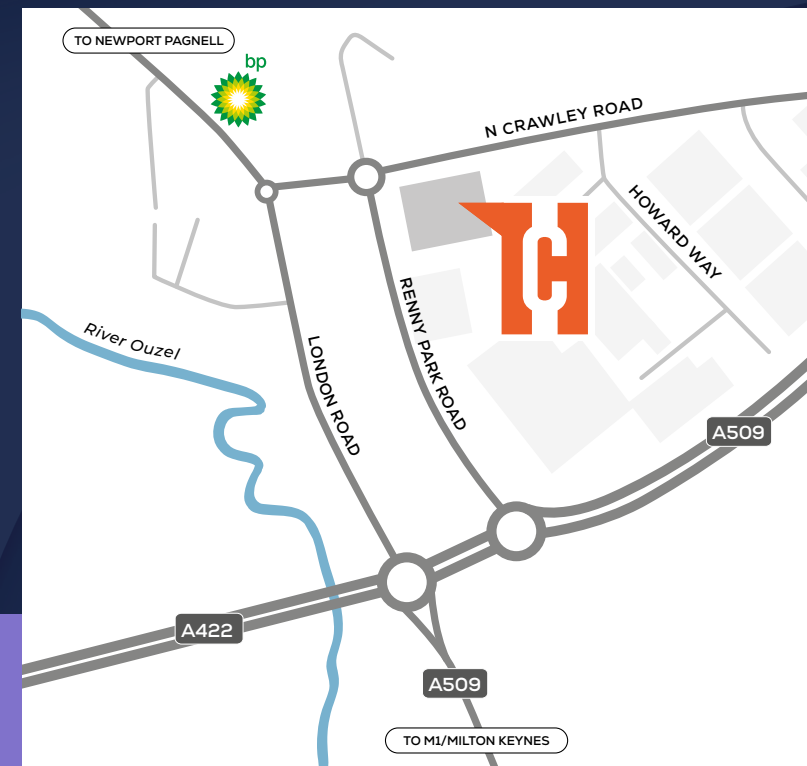
Source: Google Maps



GOOGLE MAPS



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5 minutes from Junction 14 of the M1

Accommodation

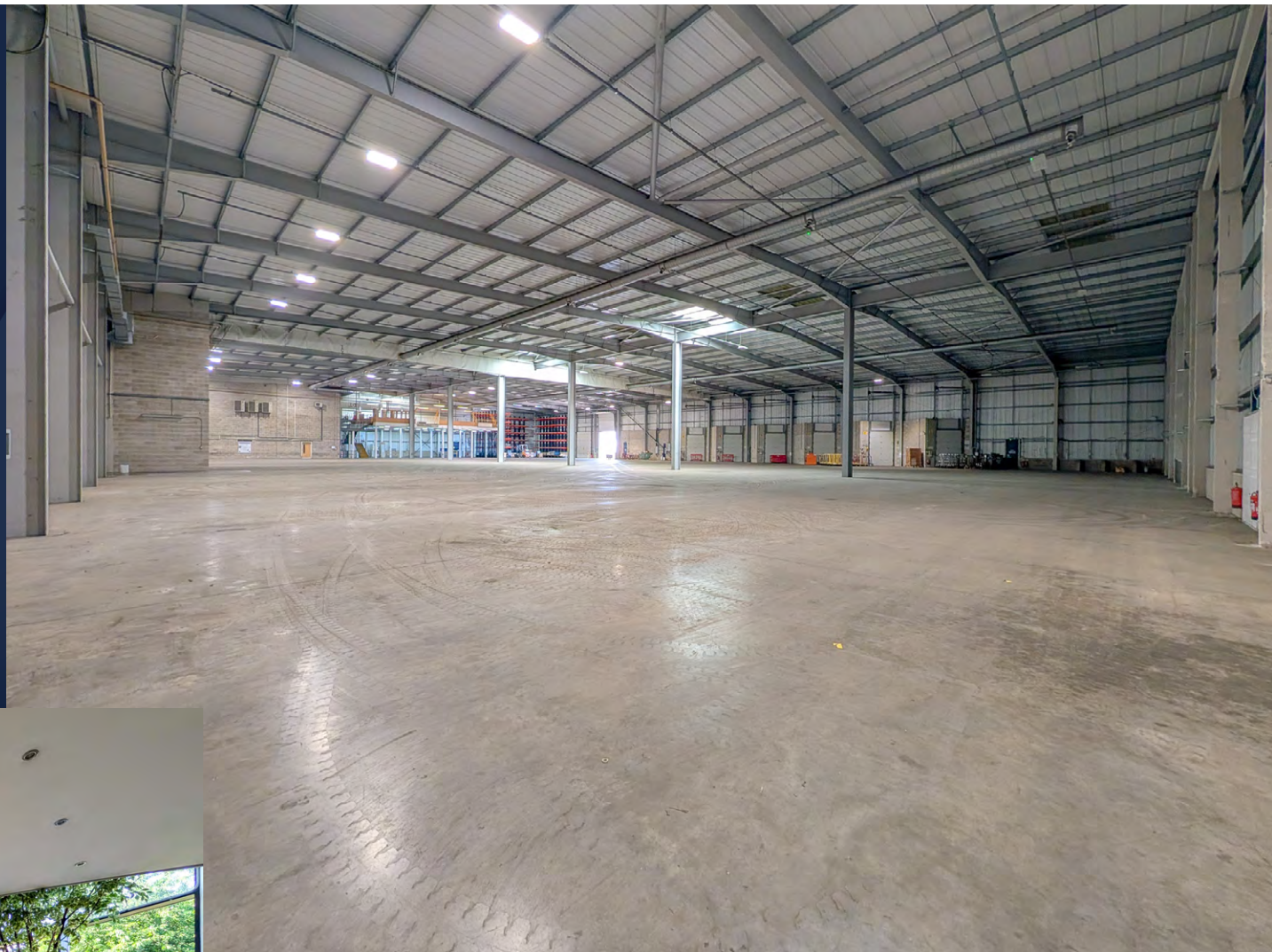
Ground Floor Warehouse	49,106 Sq ft
Ground Floor Offices	8,664 Sq ft
First Floor Offices	8,664 Sq ft
Total	66,434 Sq ft

EPC

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Business Rates

The rateable value is £530,000. For the rates payable please contact us or www.voa.gov.uk





VIEWING & FURTHER INFORMATION



EAMON KENNEDY
07887 835 815
Eamon.Kennedy@eddisons.com

PAUL QUY
07917 268 653
Paul.Quy@eddisons.com