



UNIT 1

Araglin Avenue | Elfield Park
Milton Keynes | MK5 8AY

41,829 sq ft (3,886 sq m) Industrial / Warehouse unit
TO LET / FOR SALE FREEHOLD - AVAILABLE NOW





MK5 8AY

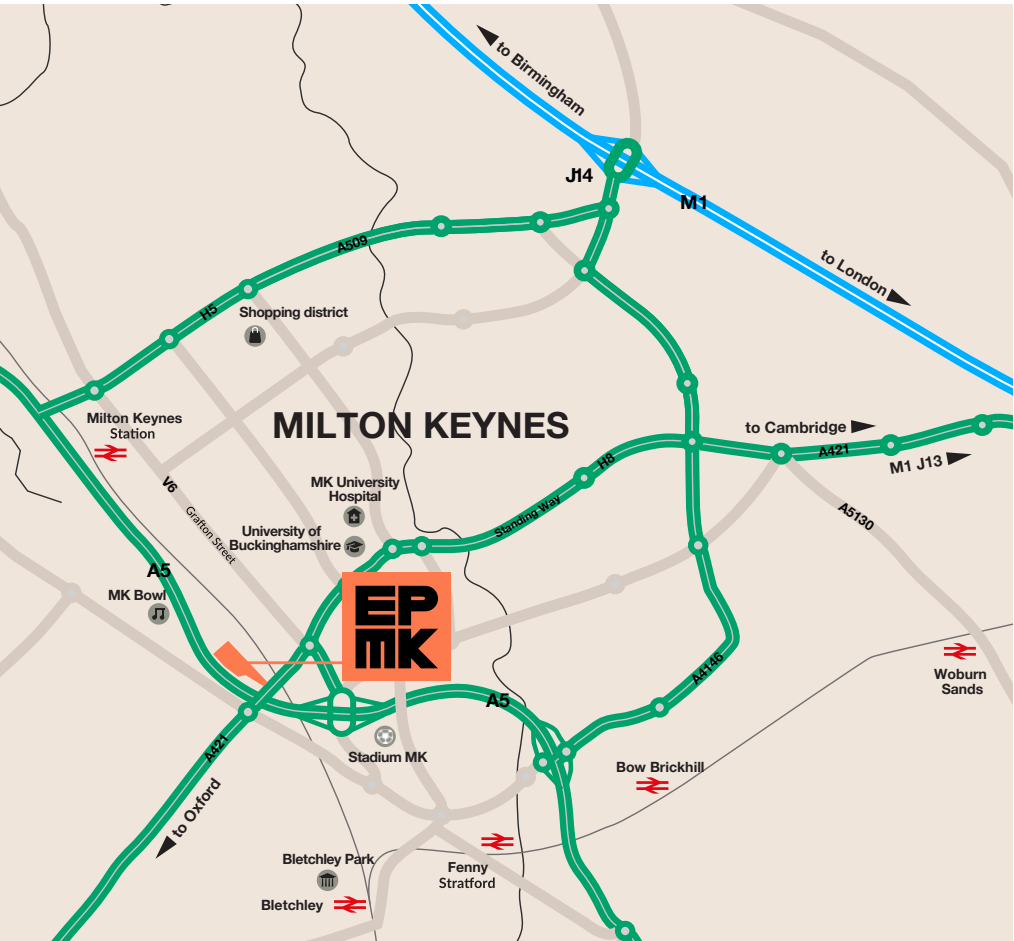
 **retain.pitching.shredding**

epmk.uk

Location

EPMK is conveniently located at the junction of the A5/A421 which provides easy access to the wider motorway network.

Milton Keynes is at the centre of the UK’s logistics market, with 80% of the population within a 4.5 hour drive. The city is home to a variety of sectors including health-tech, automotive, retail and distribution. Located in one of Britain’s most successful business areas, the Oxford /Cambridge arc, the area generates £1 bn of private investment each year with continued expansion.



DRIVE DISTANCES

Destination	Miles
MK Central Station	2.2
M1 Jct 14	5.2
M25 Jct 21	36
London	51
Birmingham	71
Southampton Port	106
Felixstowe Port	115
Liverpool Port	168

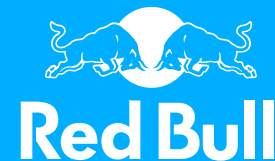
TRAIN TIMES

Destination	Mins
London Euston	35 mins
Birmingham	55 mins
Manchester	1 hr 35 mins

BUS ROUTES

Destination	Miles
Milton Keynes Central	25 mins (Route 4)
Centre:MK	22 mins (Route 4)
Bletchley Railway Station	21 mins (Route 4)

In Great Company





Specification



Power supply 350
kVA with additional
capacity



35m deep fully
secure yard



65 car parking
spaces



7 EV charging
points



10m minimum
eaves height



50 kn / sq m floor
loading



3 level loading
doors



Structural
mezzanine with 2
goods lifts



1st floor offices
fitted with air
source heat pump
heating/cooling



B2 / B8 flexible
space



EPC A+



BREEAM Excellent



800 sq m roof
mounted PV panels

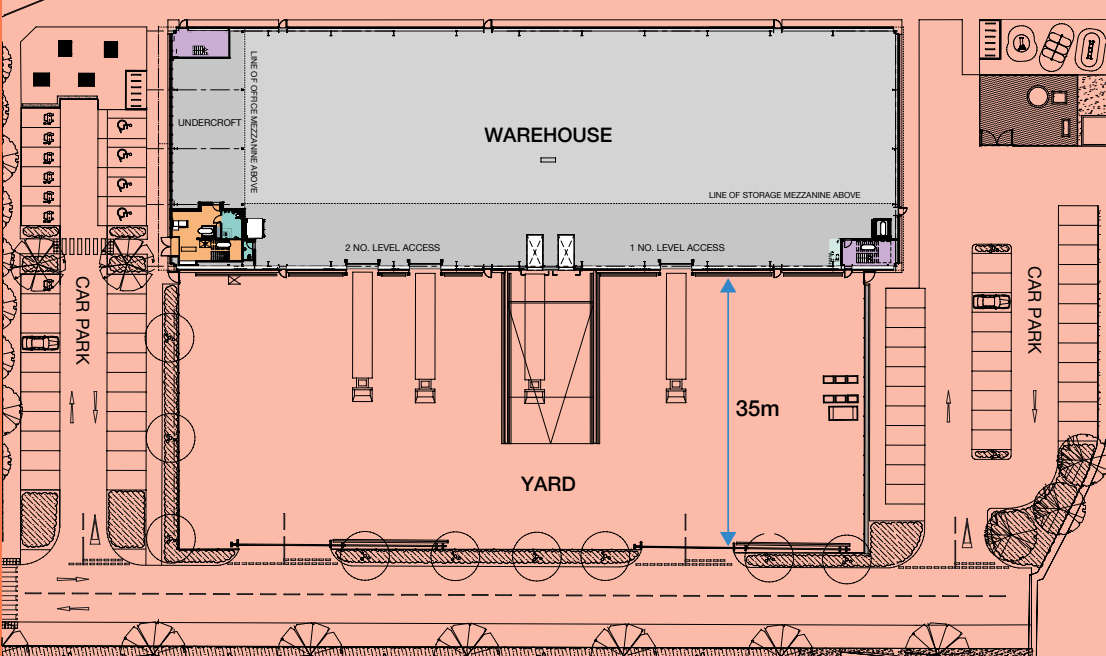


2 dock leveller
doors

Accommodation

Description	Sq ft	Sq m
Ground Floor Warehouse and ancillary	30,204	2,807
1st floor storage	7,653	711
Office space	3,154	293
Reception	818	76
Total floor area	41,829	3,887
Balcony	226	21

Gross External Areas





Terms

Unit 1 is available to let, on terms to be agreed, or alternatively, for sale freehold.

Rent and price on application.

BEYOND

DEVELOPMENT AND PROJECT MANAGER

Key Contacts

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