

Stratus Park

Brudenell Drive, Milton Keynes, MK10 0DE

Units 3-4, Stratus Park
logistics / industrial units

Available to let | 26,344 - 53,051 sq ft





Modern logistics park

A modern logistics/industrial park which comprises 12 units with ancillary offices arranged in three terraces. Vacant units have insulated metal clad elevations and a steel portal frame construction offering eaves heights of 8-10 metres. The units can be let individually or as one combined unit.

Stratus Park offers 24/7 security and access, and units include generous car parking, with office entrance and car parking via a separate access road. The ancillary offices are arranged in an open-plan format over two floors and benefit from suspended ceilings, raised floors and gas-fired central heating.

Logistics / industrial units

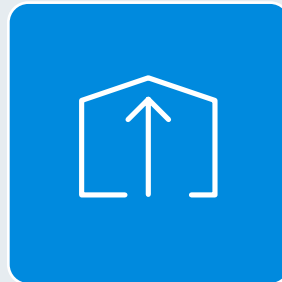
26,344 - 53,051 sq ft



Prime logistics location



2 ground level loading doors



10m eaves height



5 dock level loading doors



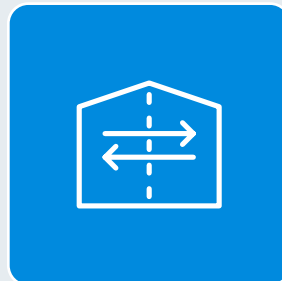
Two storey offices to each unit



24/7 access & security



Generous allocated car parking space per unit



Units can be let individually or as one unit

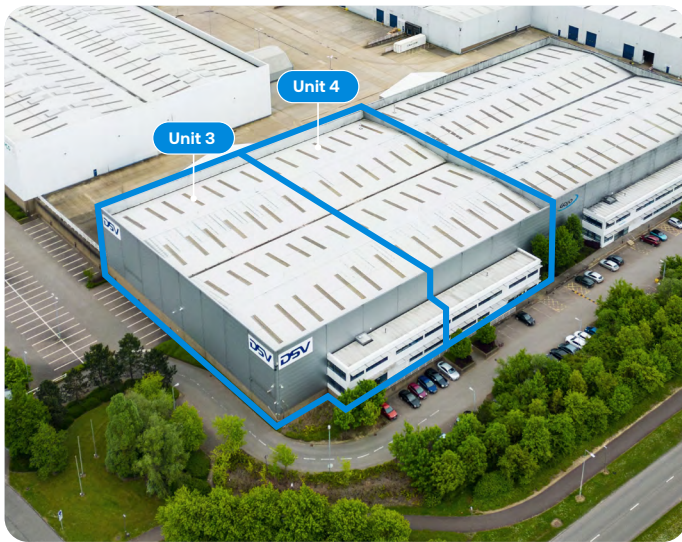


M1 motorway (J14): 2 miles



Milton Keynes Central Station: 12-min drive

Site plan & accommodation



Unit	Area (sq ft)	Area (sq m)
Unit 3	26,344	2,447
Unit 4	26,707	2,481
Total	53,051	4,928



An established industrial and logistics location

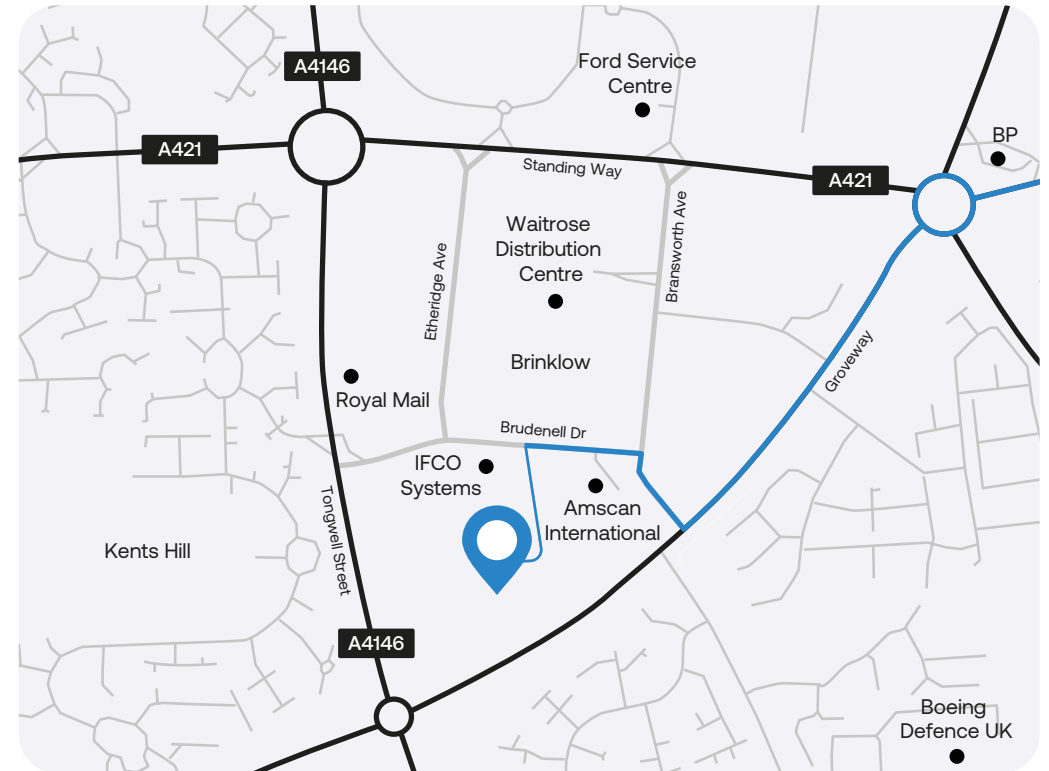


- 1 Stratus Park
- 2 Royal Mail Group
- 3 Kingston Retail Park
- 4 Waitrose Distribution Centre
- 5 IFCO Systems
- 6 Amscan International
- 7 John Lewis Distribution Centre



The photos above are to give an indication of what the units would look like once refurbished.

Location



Milton Keynes is located approximately 52 miles north west of London, 71 miles south east of Birmingham and 42 miles north east of Oxford.



By Rail

Milton Keynes Central Station is to the north west of Stratus Park and provides regular direct train services to London Euston with a 40-minute travel time.



By Road

Stratus Park is prominently located in the established industrial district of Brinklow, on the corner of Brudenell Drive and Tongwell Street (A4146), with excellent transport links directly to junction 14 of the M1 motorway just over 2 miles to the north west. Junction 13 of the M1 motorway is also accessed via the A421 approximately 3 miles to the east.

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Units 3-4, Stratus Park logistics /
industrial units
Available to let | 26,344 - 105,978 sq ft

[Book a viewing](#)

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Further information:

Terms

Available on new full repairing and insuring lease.

VAT

VAT will be payable where applicable.

Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

EPC

EPC's available on request.

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