



# BradwellAbbey

**TO LET** EXTENSIVELY REFURBISHED UNITS AVAILABLE

**812 - 13,055 SQ FT** AVAILABLE | MILTON KEYNES | MK13 9HA





Following Warehouse REIT's acquisition of Bradwell Abbey in 2022, the site has undergone extensive improvement.

Comprising of Alston Drive and Abbey Court, the estate provides occupiers with an excellent location from which to operate offering a range of comprehensively refurbished units from 812sqft to 13,055sqft.

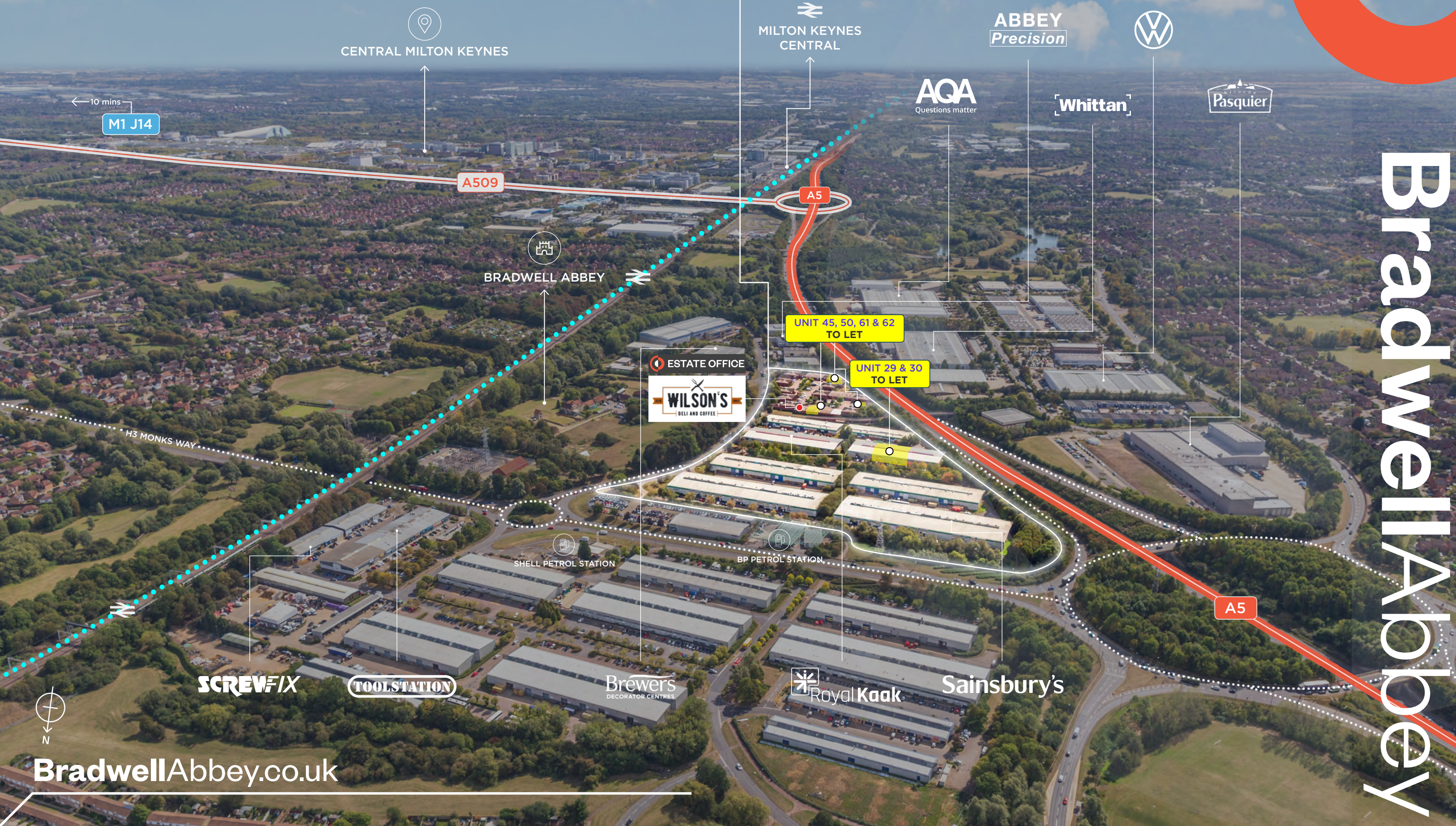
Alongside the energy efficient building refurbishments, the site benefits from an improved amenity offering including a dedicated estate office with on-site management team and café operated by Wilson's Deli & Coffee.





Situated in Bradwell Abbey, the units benefit from excellent transport links, with the A5 dual carriageway in immediate proximity and Junction 14 of the M1 motorway approximately a 10 minute drive from the site. Milton Keynes Central Station is also easily accessible with the estate located just over 2 miles to the north west of Central Milton Keynes.

# BradwellAbbey



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# LOCATION



## Drive times

Milton Keynes Centre	2 miles	5 mins
M1 J14	5 miles	10 mins
M1 J13	10 miles	15 mins
M1 Jct 6a / M25 Jct 21	34 miles	40 mins
London	51 miles	1 hr 10 mins
Birmingham	71 miles	1 hr 20 mins
Manchester	154 miles	2 hrs 50 mins

Source: Google Maps

## Ports

Tilbury	76 miles	1 hr 26 mins
Southampton	106 miles	2 hrs 7 mins
Felixstowe	115 miles	2 hrs 15 mins
Liverpool	168 miles	3 hrs 5 mins

Source: Google Maps

## Train times (from Milton Keynes Central)

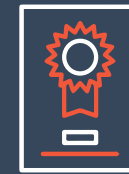
London Euston	34 mins
Birmingham	54 mins
Manchester	1 hr 37 mins

Source: National Rail

# DEMOGRAPHICS



**288,200**  
Milton Keynes Population



Milton Keynes boasts  
**43.4%** Educated to L4+



Milton Keynes is in the top 3  
fastest growing cities  
in the UK



**15.3%**  
Growth in Population  
2011 - 2021



Milton Keynes average  
weekly wage: **£678**  
(National: £621)



**12,765** businesses  
and **75.9%** population  
of working age



**Over 14%** of the population  
are employed in manufacturing,  
transport and storage



Milton Keynes productivity  
higher than the national  
average **GVA £46** per hour  
(National: £38.9)

HGV DRIVE TIMES  1 HOUR  2 HOUR  3 HOUR

Sources: nomisweb.co.uk, ons.gov.uk,  
Milton Keynes Council: population-statistics

# Bradwell Abbey



## GALLERY



Dedicated Estate Office with On-Site Management Team



Excellent Location in Close Proximity to the M1 and A5



The Estate has Undergone Comprehensive Improvement Works



Generous Controlled Parking



Range of Unit Sizes - Flexible Opportunities for Expansion



On-Site Deli and Coffee Shop



Energy Efficient Building Refurbishments



New Estate Lighting and Landscaped Seating Areas

## AVAILABILITY

UNIT	STATUS	EPC	SQ FT
29	Refurbished & Available	B37	6,520
30	Refurbished & Available	B46	6,535
45	To Be Refurbished	D97	1,405
50	To Be Refurbished	C70	1,691
61	Refurbished & Available	B35	812
62	Refurbished & Available	B44	2,358

## ACCOMMODATION

**BradwellAbbey**  
**PARK**

**ESTATE OFFICE**

**BradwellAbbey**  
**HUB**







## VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

## BUSINESS RATES

For business rating information please visit the Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk).

## TERMS

Available by way of a new full repairing and insuring lease with terms to be agreed, subject to contract.

Short form leases and flexible terms may be available (subject to status).

## EPC

Certificates available on request.

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## CONTACTS

Viewing by appointment.

For further information, please contact joint sole agents:

**Lambert  
Smith  
Hampton**

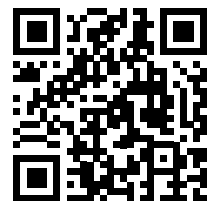
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