



NFU Mutual



Hampton Brook

SHENLEY WOOD

72,349 SQ FT (6,721.4 SQ M)
WAREHOUSE / INDUSTRIAL UNIT

TO LET / FOR SALE



MILTON KEYNES, MK5 6LB

Unit 2, Shenley Wood, Milton Keynes, a brand new warehouse / industrial unit at the heart of the Oxford-Cambridge Arc.

Milton Keynes is located at the centre of the Oxford-Cambridge 'Arc of Innovation', one of the world's leading growth corridors for high-tech industries. With excellent transport links, the town is just three minutes from the A5 and twelve minutes from the M1 at junction 13 and junction 14, providing outstanding nationwide connectivity.

SHENLEY PAVILIONS

UNIT 1 - ROUTECO

UNIT 2 - TO LET / FOR SALE

H6 CHILDS WAY



A **best-in-class** speculative development featuring an unrivalled specification.



All measurements are GIA

SHENLEY WOOD


3 Dock Level Doors


3 Level Access Doors


90 Car Parking Spaces


10 EV Charging Spaces


12.5M Eaves Height


45M Yard Depth


50KN/m2 Floor Loading


500kVA Power


Fully Fitted First Floor Office


Secured Yard Areas


24 Hr Site Access


21 Oversized HGV Waiting Bays

UNIT 2	SQ FT	SQ M
Warehouse	67,462	6,267.4
Office	4,887	454.0
Total	72,349	6,721.4

To be developed
using **low carbon**
technologies.



BREEAM
'Excellent'



EPC
A+ Rating



Over 50% PV panel
coverage*



10 EV Charging
Spaces



Efficient Heat
Recovery



Motion Sensor
LED Lighting



Water Regulation
Technologies



Effective Thermal
Insulation

*Unit 2 will have a base build provision of 297 PV panels (53%), with an expected annual generation of 153,000 kWh. Based on a unit rate of 28p/kWh the annual electricity saving could be £42,840. This can be extended to 100% with the provision of a further 266 PV panels.

Shenley Wood is being developed to achieve carbon negative in operation using energy efficient measures and Low and Zero Carbon (LZC) technologies. The approach supports long-term environmental performance while aligning with occupiers' ESG commitments.

BREEAM
'Excellent'



EPC A+
Rating





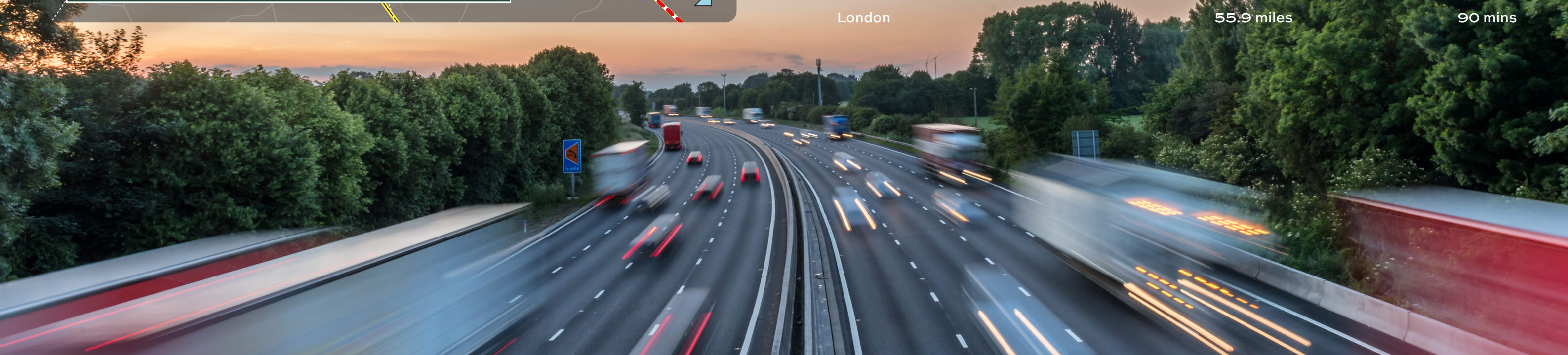




Strategically located to offer operational advantages.

Shenley Wood, Milton Keynes, offers excellent access to the national road network. The site is just minutes from the A5 and within easy reach of the M1 at Junctions 13 and 14, providing direct routes to the Midlands, South East and wider UK markets.

DESTINATION	DISTANCE	DRIVE TIME
Milton Keynes Railway Station	2.5 miles	7 mins
M1 J14	5.6 miles	12 mins
M1 J13	9.7 miles	18 mins
M1 J11A	17.8 miles	29 mins
Luton Airport	27.8 miles	35 mins
M40 J11	27.5 miles	40 mins
Oxford	40.6 miles	55 mins
Cambridge	49.4 miles	65 mins
Heathrow Airport	56.7 miles	70 mins
Birmingham	73.4 miles	75 mins
London	55.9 miles	90 mins



Shenley Wood benefits from access to a strong local labour market and an economically active population.

Shenley Wood is exceptionally well placed to draw on a skilled and readily available workforce. The region has a long-established strength in manufacturing, logistics, and transport, with a significant share of the local population employed in these sectors.



14.4%

of the local population work in manufacturing, transport and storage sector.



145,896

economically active local population in the surrounding area.



6.5%

higher than the national average for process, plant, and machine operatives.



67.9%

of the UK population can be accessed within 3 hours.

SHENLEY WOOD

Postcode: MK5 6LB
///joyously.comment.thrillers



EAMON KENNEDY
+44 (0)7887 835 815
eamon.kennedy@kirkbydiamond.co.uk

PAUL QUY
+44 (0)7917 268 653
paul.quy@kirkbydiamond.co.uk

APEX

TOM KIMBELL
+44 (0)7920 005 471
tom@apexllp.com

OLLIE WITHERS
+44 (0)7496 852 526
ollie@apexllp.com

A joint development by:



NFU Mutual



HamptonBrook

HAMPTONBROOK.COM

MISREPRESENTATION ACT 1967 NOTICE These particulars do not constitute, nor constitute any part of, an offer or contract. None of these statements contained in these particulars are to be relied on as statements or representations of fact. Any intended purchasers lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors, lessors or assignees do not make or give, and the agents nor any person in their employment has any authority to make or give any representation or warranty in relation to the property. NOTE: All rents and prices are quoted exclusive of VAT. PROPERTY MISDESCRIPTIONS ACT 1991 Note: If areas quoted do not state specifically "internal" or "external" areas, please contact the agent for confirmation. All areas quoted are approximate. In order to comply with the Proceeds of Crime Act 2002 and the Money Laundering Regulations 2003 you may be required to provide formal personal identification of yourself and your organisation prior to submitting a formal offer. July 2026.