

Mileway

Stratus Park, Milton Keynes, MK10 0DE

MILTON KEYNES

Stratus Park

Units 3-4 & 5-6 Stratus Park
To Let - Logistics / Industrial Units
26,344 – 105,978 sq ft (2,447 – 9,845 sq m)

Stratus Park



Prime logistics location



8-10m eaves height



Dock Level loading doors



Level access loading doors



24/7 access & security

Available to Let

Stratus Park is 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.



Generous allocated car parking space per unit



2 storey offices to each unit



M1 motorway (J14): 2 miles



Units can be let individually or as one unit



Milton Keynes Central Station: 12-min drive

Stratus Park

Site plan



Accommodation

Unit	Area (sq ft)	Area (sq m)
Unit 3	26,344	2,447
Unit 4	26,707	2,481
Unit 5	26,397	2,452
Unit 6	26,530	2,465



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Terms

Available on new full repairing and insuring lease

Legal Costs

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

Viewing / Further Information

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EPC

EPC's available on request

VAT

VAT will be payable where applicable

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.



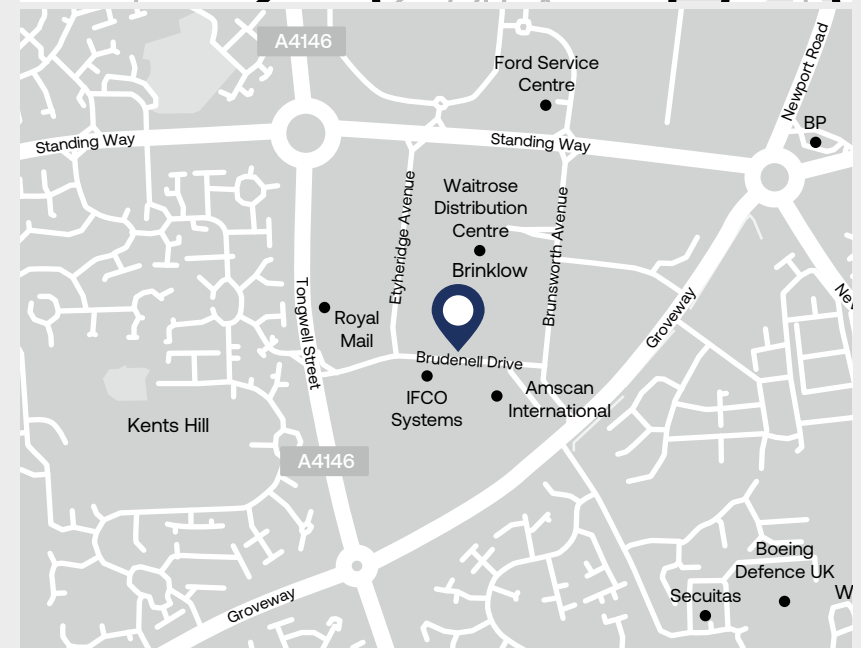
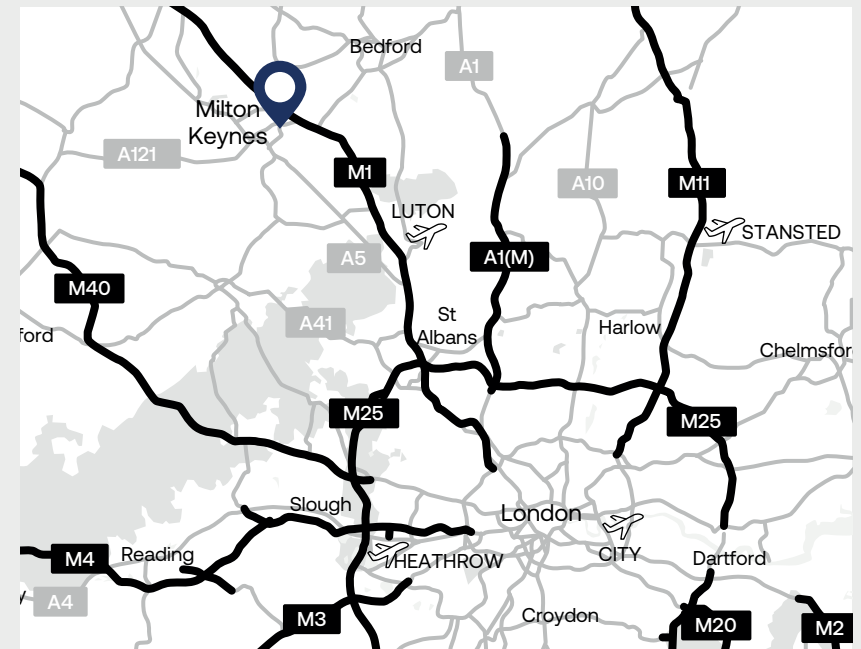
By Road

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.



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.



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