

Brinklow82
Milton Keynes, MK10 0BB
///chip.birds.shells
dotindustrial.co.uk

81,961 sq ft
7,614.5 sq m

Undergoing Refurbishment
Prime Logistics Space
Targeting BREEAM 'Excellent'
Targeting EPC A

dot Industrial space.
Made better.

Full package
industrial space.
Minutes from
Milton Keynes.
With your name
on it.

Asset managed by:
ARGO 
Real Estate Limited

Industrial space.



Made better.



Under extensive refurbishment and positioned at the heart of Milton Keynes' industrial district, Brinklow82 offers 81,961 sq ft of superb industrial space.

With direct access to the M1, the unit is your gateway to the north and south, placing London, Birmingham and the wider UK firmly within reach.



Brinklow82
81,961 sq ft

A4146

A4146

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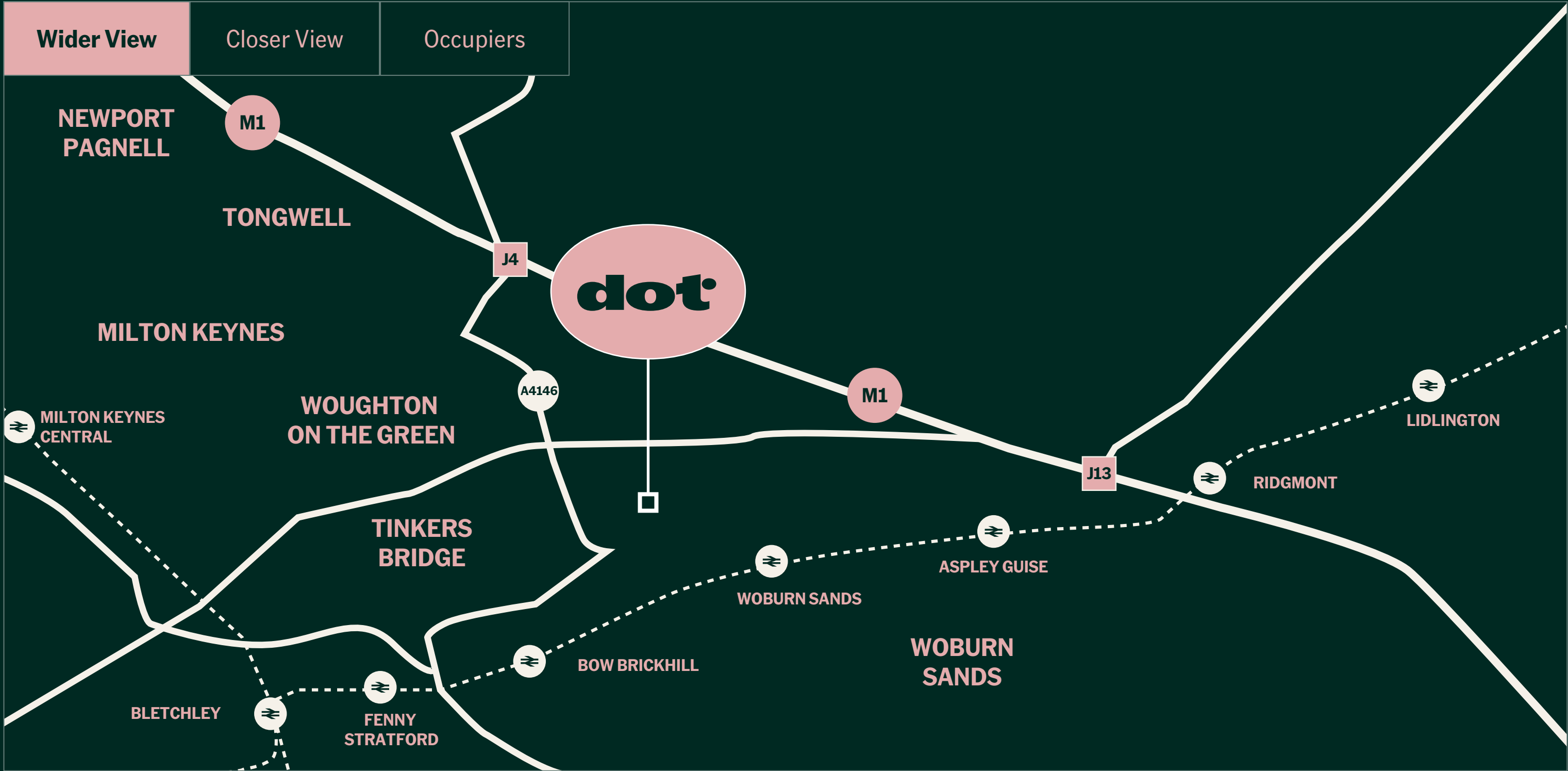
MILTON KEYNES CENTRE ➔

Head in a new direction.

You want extra connectivity and zero headaches.

Located just five miles from Milton Keynes city centre, Brinklow82 is perfectly placed for both local and national operations. Junction 14 of the M1 is only 8 minutes away, connecting you to one of the UK’s primary arterial routes. Central London is also reachable in an hour, and London Luton airport in about half that time.

Nearby stations include Milton Keynes Central and Woburn Sands for commuters and freight alike.



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Brinklow82 Population Reach	45 Minute Drivetime	2,672,575
	60 Minute Drivetime	6,647,937
30 Minute Drivetime	1,276,255	

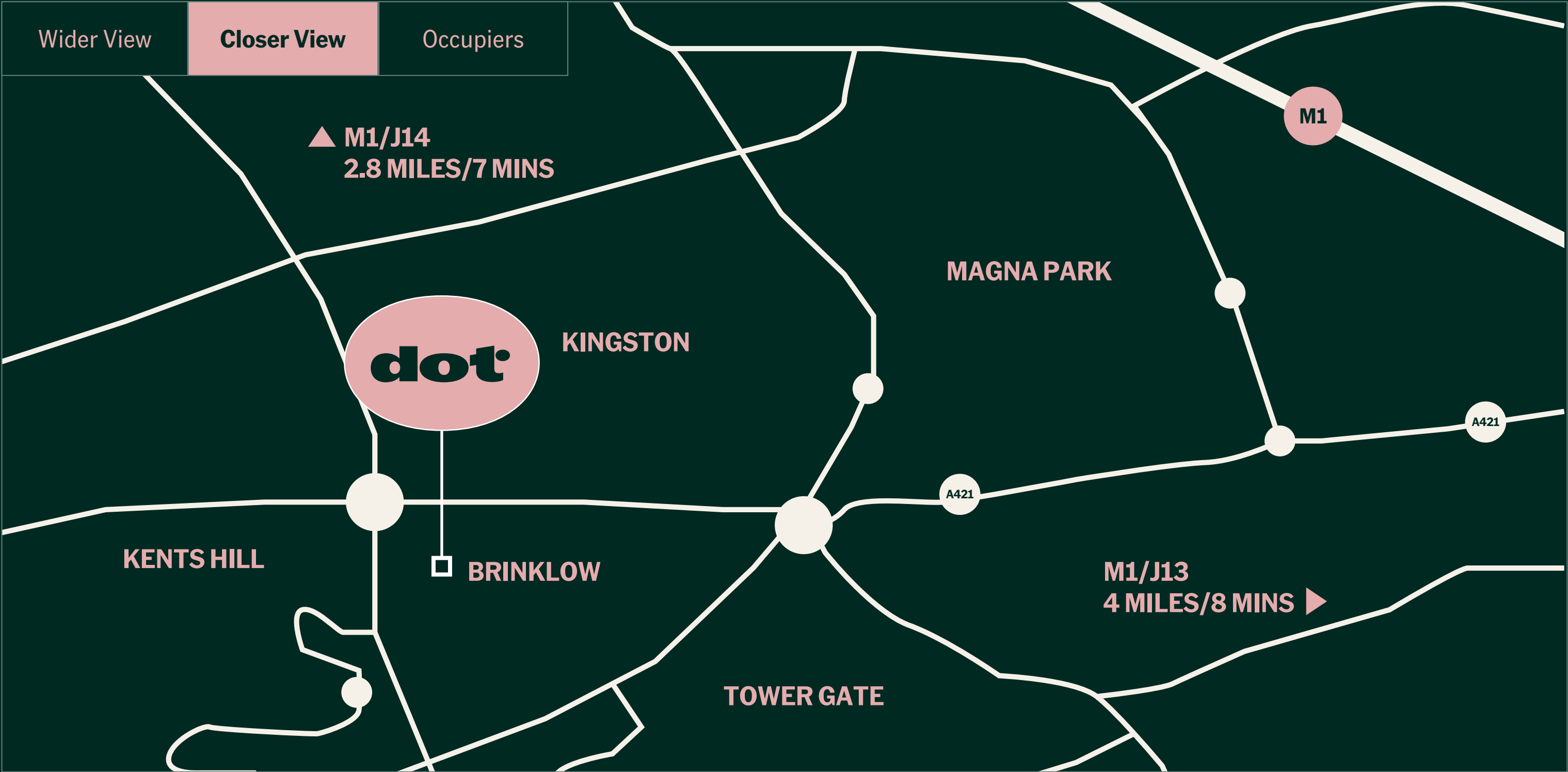
Road			Rail & Air	
M1 J14	2.8 Miles	7 Mins	Milton Keynes Central Station	5 Miles
M1 J13	4 Miles	8 Mins	Bletchley Station	5.3 Miles
Milton Keynes	5.5 Miles	12 Mins	Wolverton Station	7 Miles
M25 J21	28 Miles	35 Mins		

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Wider View

Closer View

Occupiers

















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Rail & Air

Milton Keynes Central Station	⇄	5 Miles
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Better industrial space.

Full stop.

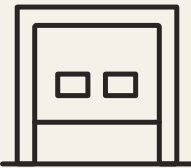
Designed for modern retail, e-commerce and wholesale needs, the unit offers adaptable, high-spec space where efficiency, flexibility, and sustainability work hand in hand.

Aside from sustainability Brinklow82 includes plenty of parking, 15 loading doors and first floor office space.

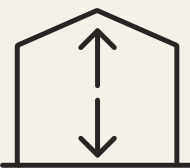
Accommodation	(sq ft)	(sq m)
Ground Floor Warehouse	79,224	7,360.2
First Floor	2,552	242.3
Gatehouse	215	20
Total	81,961	7,614.5



5 Level Access Loading Doors



10 Dock Level Loading Doors



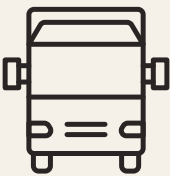
12m Clear Height



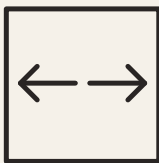
24/7 CCTV



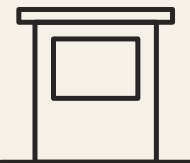
104 Car Parking Spaces



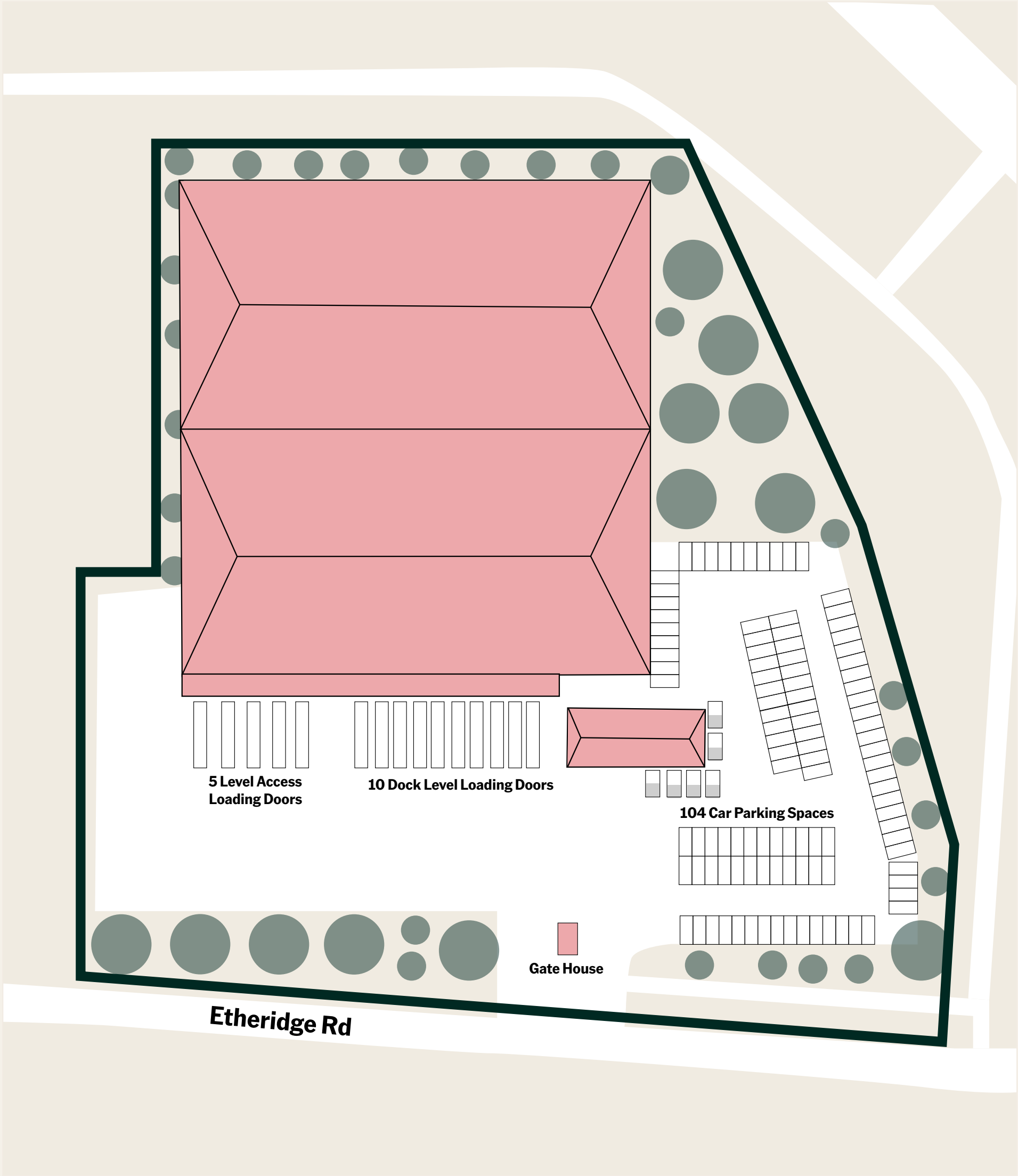
20 HGV Parking Spaces



Large Yard Depth



Dedicated Gatehouse



A space that puts people first.

Efficient, inviting spaces.

After understanding your needs, we modernise buildings and estates to create more efficient, inviting spaces that are better for business, employees and customers.



Common sense upgrades. For uncommon returns.

• Extensive Landscaping



• Brinklow82 Exterior - Computer Generated Image



• Newly fitted roof panels for enhanced natural lighting increasing staff welfare and efficiency

• High quality materials used throughout for a clean, modern finish



Lower bills at the flick of a switch.

Sustainability and workforce wellbeing go hand in hand. With LED lighting that’s easy on the eyes, and PV panels that lower your bills by up to £19,125 per year*, this is a warehouse that feels smart from the moment you step inside.

85 kWp PV system with estimated electricity generation of 76.5 MWh per annum. Estimated cost savings of £19,125 based on a unit price of 25p/kWh.



Targeting
EPC A



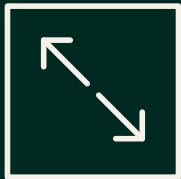
Targeting BREEAM
‘Excellent’



Photovoltaic
Panels



LED
Lighting



10% Rooflight
Coverage



01. Only the best locations will do.

We know where the opportunities are and we want to put you there.



02. Always right there with you.

Easy access to an experienced team who love getting things done.

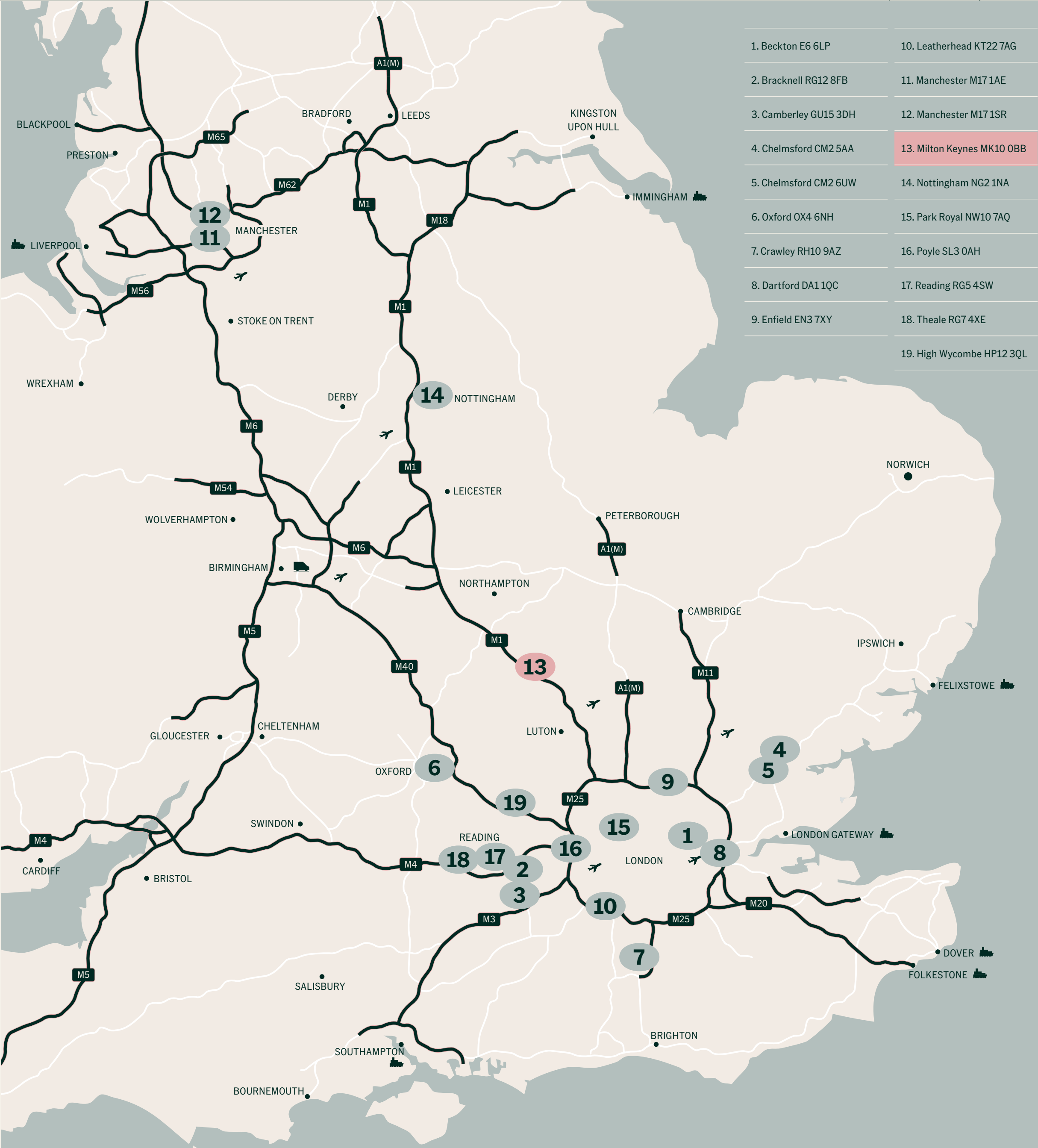


03. Creating spaces people are proud of.

Because an industrial space should back you, not hold you back.



You deserve industrial space that works as hard as you do. Perfectly placed urban space built for your last mile, trade or light industrial needs. Efficient, inviting and expertly managed by ARGO.



Get in touch,
we'd love to
show you
around.



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