

cube 94

BRANSWORTH AVENUE ■ BRINKLOW ■ MILTON KEYNES ■ MK10 0BG

CANMOOR



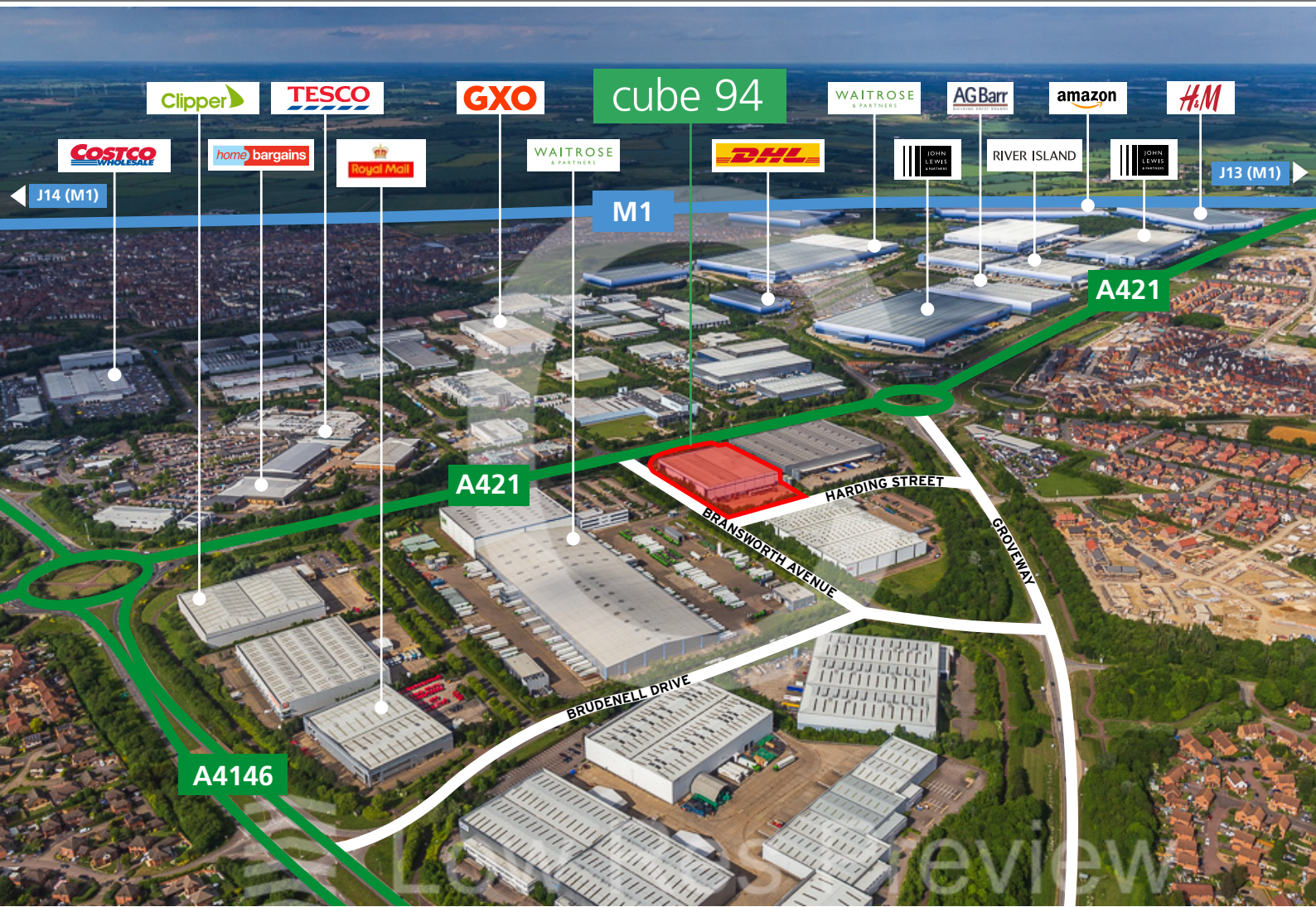
High Quality Industrial/ Warehouse Unit 93,976 Sq Ft (8,730.7 Sq M) **TO LET**

- M1 J14, 2.5 miles
- M1 J13, 3.8 miles
- Milton Keynes, 5.5 miles
- 12m clear internal height
- 10 dock level loading doors
- 1 level access door
- 45m secure service yard
- EPC rating "C"
- 102 car parking spaces

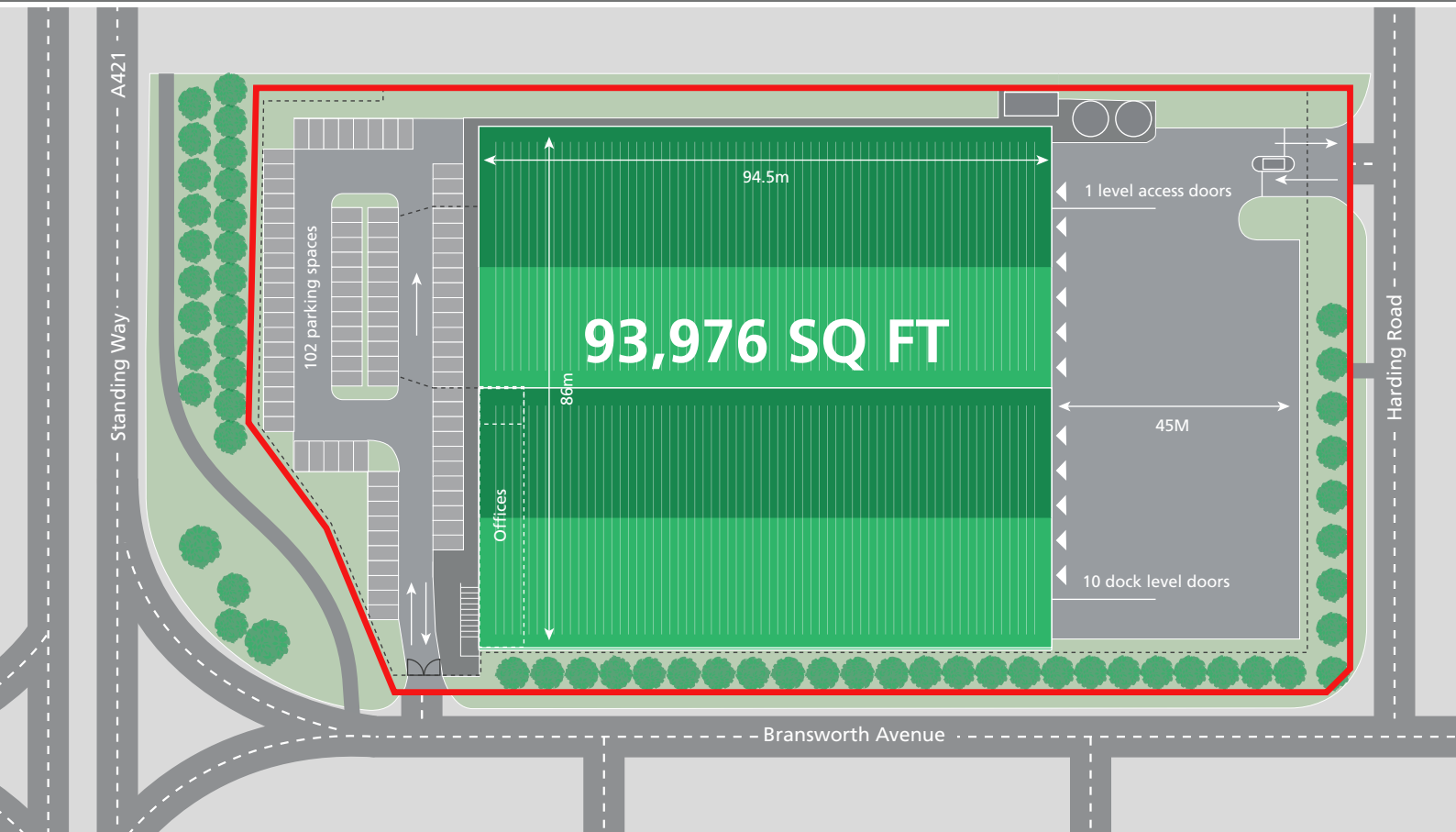
MILTON KEYNES

cube 94

BRANSWORTH AVENUE ■ BRINKLOW ■ MILTON KEYNES ■ MK10 0BG



MILTON KEYNES



ACCOMMODATION

	SQ FT	SQ M
Warehouse	85,862	7,976.9
Ground Floor Welfare	1,576	146.4
Offices	6,466	600.7
Gatehouse	72	6.7
Total	93,976	8,730.7

SPECIFICATION



102 CAR PARKING SPACES



45M GATED YARD



12M CLEAR INTERNAL HEIGHT



10 DOCK LEVEL DOORS



1 LEVEL ACCESS DOOR



150 KVA POWER SUPPLY



EPC RATING "C"



ON SITE GATEHOUSE



WAREHOUSE LIGHTING

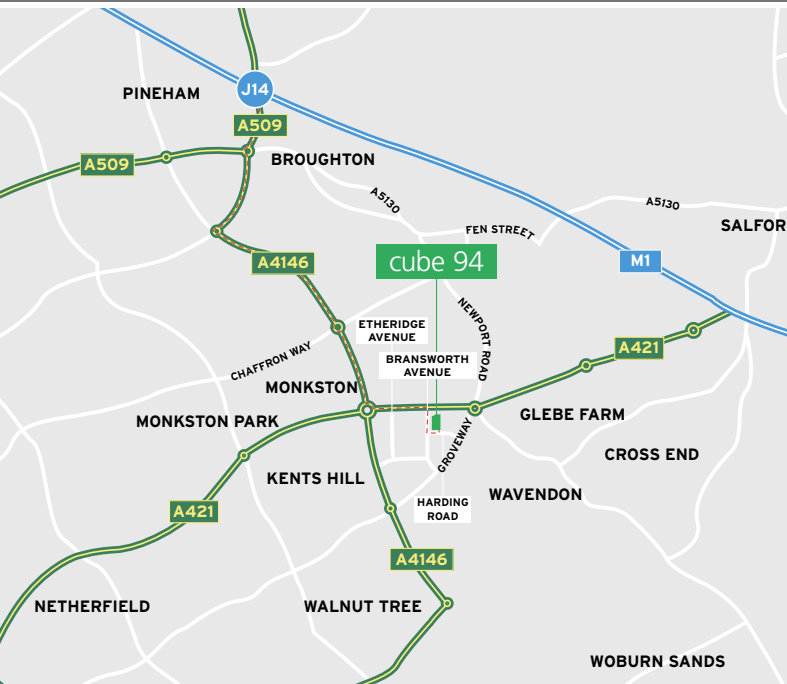


SPRINKLERS INSTALLED

cube 94

BRANSWORTH AVENUE ■ BRINKLOW ■ MILTON KEYNES ■ MK10 0BG

CANMOOR



LOCATION

The Cube is situated on Brinklow industrial estate, an established industrial location with excellent connectivity. Linked directly to Junction 14 of the M1 2.5 miles to the north-west, the site is ideally positioned for access to the wider motorway network. Links into both London, the Midlands and beyond makes Milton Keynes a strategic distribution location, the unit neighbours occupiers such as Royal Mail, Waitrose, Kuehne & Nagel.

CONNECTIVITY

M1 J14	2.5 miles
M1 J13	3.8 miles
Milton Keynes	5.5 miles
M25 J21	28 miles
M40 J9	30 miles
Central London	51 miles
Birmingham	70 miles

DEMOGRAPHICS



Milton Keynes has a local population of 229,941.



75.8% of the local population are economically active.



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

TERMS

The unit is available on a new FRI lease.

FURTHER INFORMATION

For further information or to arrange a viewing, please contact the letting agents.



Franco Capella
+44 (0) 7834 197 403
franco.capella@cushwake.com

James Harrison
+44 (0) 7775 905 415
james.harrison@cushwake.com



Jonathan Whittle
+44 (0) 7798 804 730
jonathan@loughshacklock.com

Robert Shacklock
+44 (0) 7860 472 750
robert@loughshacklock.com