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# MK:169

**NORTHFIELD DRIVE : MILTON KEYNES : J14 M1 : MK15 0DQ**



**TO LET**  
EXTENSIVE FIT-OUT HIGH SPECIFICATION  
MODERN CROSS-DOCKED  
DISTRIBUTION FACILITY  
**169,376 SQ FT (15,735 SQ M)**

90M TOTAL YARD  
RACKING INSTALLED  
HEATING, LIGHTING & SPRINKLERS  
39% SITE COVERAGE





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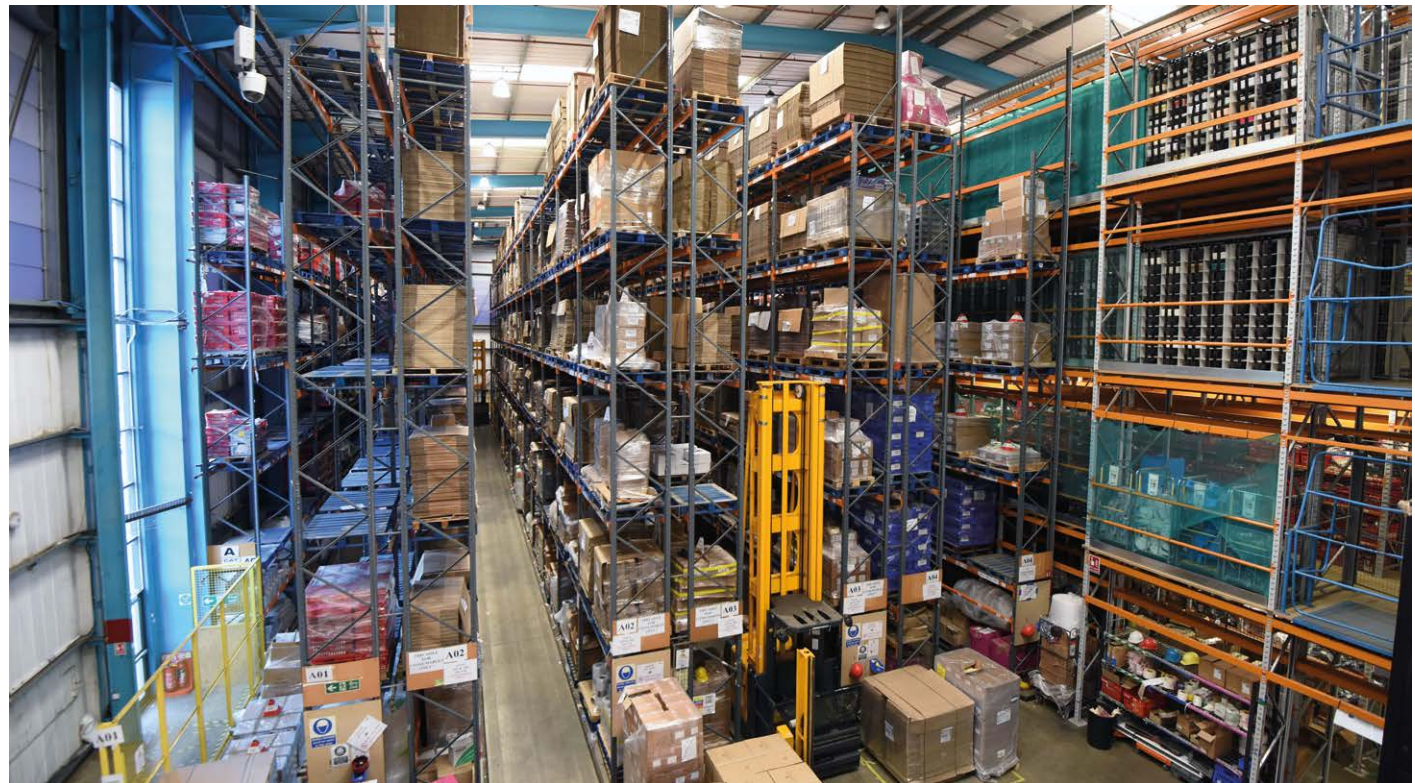


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## :ACCOMMODATION

| Area                  | Approximate GIA |               |
|-----------------------|-----------------|---------------|
|                       | sq ft           | sq m          |
| Warehouse             | 152,733         | 14,189        |
| Offices (less Atrium) | 16,492          | 1,532         |
| Gatehouse             | 151             | 14            |
| <b>TOTAL</b>          | <b>169,376</b>  | <b>15,735</b> |



## :SPECIFICATION

### External Areas



Yard depth 45m  
with 360°  
circulation.  
Cross dock 2 x 45m  
yards



Site area  
12.15 Acres  
(39% site density)



163 car parking  
spaces



Diesel tank  
+ vehicle wash

### Warehouse



24 Loading  
doors



Eaves height  
12.5m



50kN/m<sup>2</sup>  
floor loading



Fully fitted out.  
Heating lighting  
and sprinklers  
(including roof  
level and "in rack").  
3 tier mezzanine



Power  
800 KVA

### Offices/Sustainability



Fully fitted 2 storey  
HQ style office  
accommodation



Staff welfare  
facilities including  
canteen and  
shower changing /  
locker rooms





## :SITUATION

Northfield Drive is situated on the eastern fringe of Milton Keynes, **less than 1 mile from Junction 14** of the M1 Motorway.

The property is located at a roundabout junction on the A509 which runs east to west into Milton Keynes town centre and provides direct access to Junction 14.

This proximity to the motorway has attracted a number of major occupiers to the immediate vicinity, including:



REXAM



UNISYS

Sainsbury's

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90.7% of the population of England and Wales can be accessed within the 4.5 hours EU drivetime directive due to Milton Keynes' strategic location at the heart of the country and its easy access to the national motorway network.

| Distance  | Population |
|-----------|------------|
| 1 hour    | 4,342,491  |
| 2 hours   | 11,947,140 |
| 3 hours   | 29,875,429 |
| 4 hours   | 49,243,663 |
| 4.5 hours | 52,886,201 |

## :LOCATION

Milton Keynes is arguably the UK's most successful "New Town" having grown rapidly over the last 40 years due to its position between Birmingham to the north west and London to the south east allowing a variety of businesses to flourish.

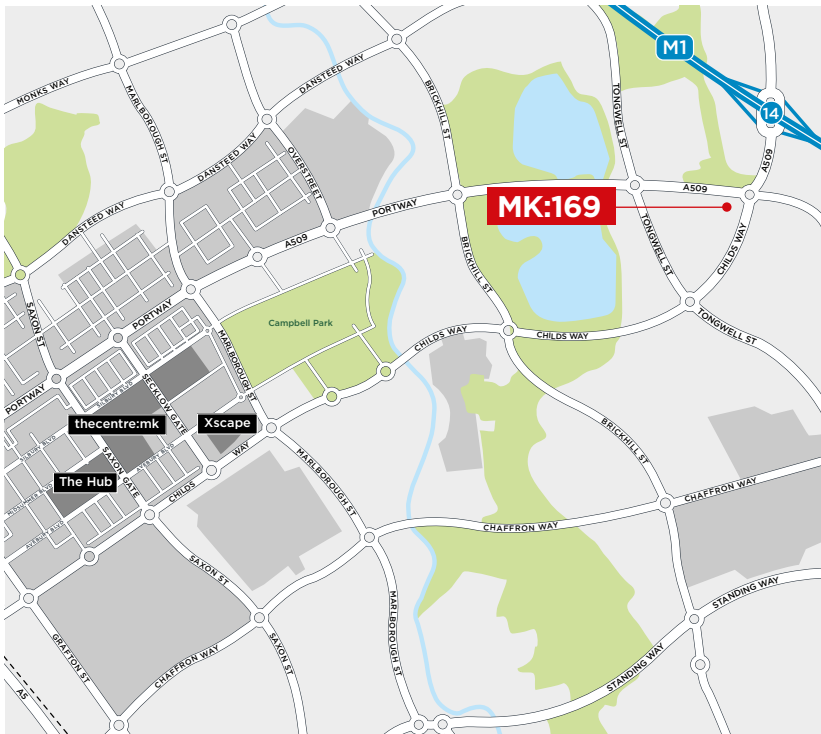
It has excellent road transport communications by virtue of its position on the M1 Motorway, served by Junctions 13 and 14, the town has become a premier distribution location for the UK.

Rail communications are also good with direct links with Manchester, London, and Birmingham. Air connectivity is provided by London Luton (25 miles), London Stansted (55 miles), Birmingham International (66 miles) London Heathrow (54 miles) and East Midlands (71 miles).





**SAT NAV:  
MK15 0DQ**



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## :TERMS

Terms are available on request.

## :RATES

Rateable Value is £1,130,000 with rates payable at 47.9p in the pound of £541,270 per annum.

## :FURTHER INFORMATION

For further information or to arrange a viewing of the site please contact the joint letting agents in the first instance.



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