TUNGSTEN PARK
// MILTON KEYNES

AVAILABLE Q4 2025



2 NEW HIGH SPECIFICATION INDUSTRIAL / WAREHOUSE UNITS FOR SALE / TO LET

UNIT 1 - 44,285 SQ FT
UNIT 2 - 16,971 SQ FT

BRECKLAND ROAD,
MILTON KEYNES,
MK14 6ES

///LIQUID.TREATY.BROKER

tungsten.uk.com/miltonkeynes

A Development By
TUNGSTEN PROPERTIES

// MILTON KEYNES

HEADQUARTERS BUSINESS PARK LOCATION

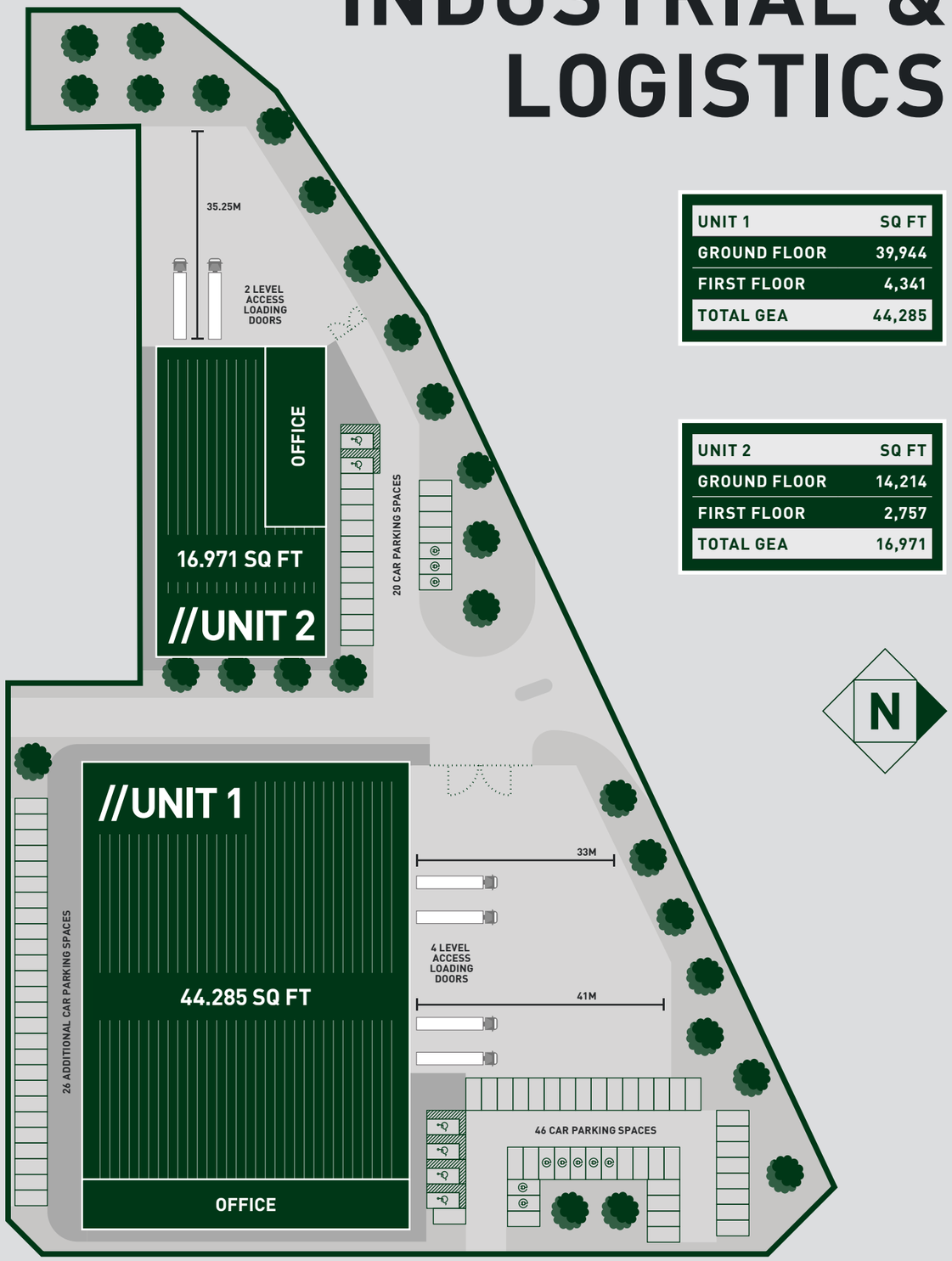






// MILTON KEYNES

FORWARD THINKING INDUSTRIAL & LOGISTICS



UNIT 1	SQ FT
GROUND FLOOR	39,944
FIRST FLOOR	4,341
TOTAL GEA	44,285

UNIT 2	SQ FT
GROUND FLOOR	14,214
FIRST FLOOR	2,757
TOTAL GEA	16,971

// UNIT 1

- UP TO 41M YARD DEPTH
- 4 LEVEL ACCESS LOADING DOORS
- 50KN/M2 FLOOR LOADING
- FIRST FLOOR OFFICES
- 10M EAVES HEIGHT
- SECURE, SELF-CONTAINED YARD
- 300 KVA POWER SUPPLY
- AIR CONDITIONED OFFICES

// UNIT 2

- UP TO 35.25M YARD DEPTH
- 2 LEVEL ACCESS LOADING DOORS
- 50KN/M2 FLOOR LOADING
- FIRST FLOOR OFFICES
- 10M EAVES HEIGHT
- SECURE, SELF-CONTAINED YARD
- 180 KVA POWER SUPPLY
- AIR CONDITIONED OFFICES

BUILT FOR SUSTAINABILITY

- 10% EV CHARGING WITH 90% PASSIVE
- POSITIVE BIODIVERSITY NET GAIN
- TARGET EPC RATING A AND BREEAM EXCELLENT
- AIR SOURCE HEAT PUMPS TO THE OFFICE
- GREY WATER HARVESTING
- PV PANELS COST SAVING*
  UNIT 1 - 31,970 KWH/YR = £11,509*
  UNIT 2 – 22,195 KWH/YR = £7,990*
- 20% REDUCTION FROM ON-SITE RENEWABLE/LOW CARBON ENERGY THROUGH CARBON OFFSETTING
- CYCLE SHEDS





DEMOGRAPHICS

£690 - AVERAGE WEEKLY WAGE

83% OF THE LOCAL POPULATION ARE ECONOMICALLY ACTIVE

10,000 OF LOCAL WORKFORCE EMPLOYED IN MANUFACTURING

OVER 16,000 PEOPLE ARE EMPLOYED IN THE TRANSPORT AND STORAGE SECTOR

CLICK TO WATCH UNIT 1 WALKTHROUGH

CLICK TO WATCH UNIT 2 WALKTHROUGH

DISTANCE TO / DRIVE TIMES

PLACES	MILES	TIME
MILTON KEYNES CITY CENTRE	1.2	4 MINS
A5	2	5 MINS
M1 J14	4	8 MINS
LUTON	23	30 MINS
M25 J21	34	40 MINS
CENTRAL LONDON	53	80 MINS
BIRMINGHAM	70	90 MINS

AIRPORTS	MILES	TIME
LUTON	26	33 MINS
HEATHROW	55	66 MINS

PORTS	MILES	TIME
FELIXSTOWE	116	140 MINS
LONDON GATEWAY	83	110 MINS

SOURCE: GOOGLE MAPS

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