

**TUNGSTEN PARK**  
**// MILTON KEYNES**

**PLANNING SECURED**

**DELIVERABLE IN 9 MONTHS**



**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](http://tungsten.uk.com/miltonkeynes)

A Development By

**TUNGSTEN**  
PROPERTIES

// MILTON KEYNES

# HEADQUARTERS BUSINESS PARK LOCATION



//WORKSMART

//UNIT 1

//UNIT 2



//PROPOSED  
VILLAGE HOTEL



TalkTalk

M1 8 MINUTES 

H3 MONKS ROAD

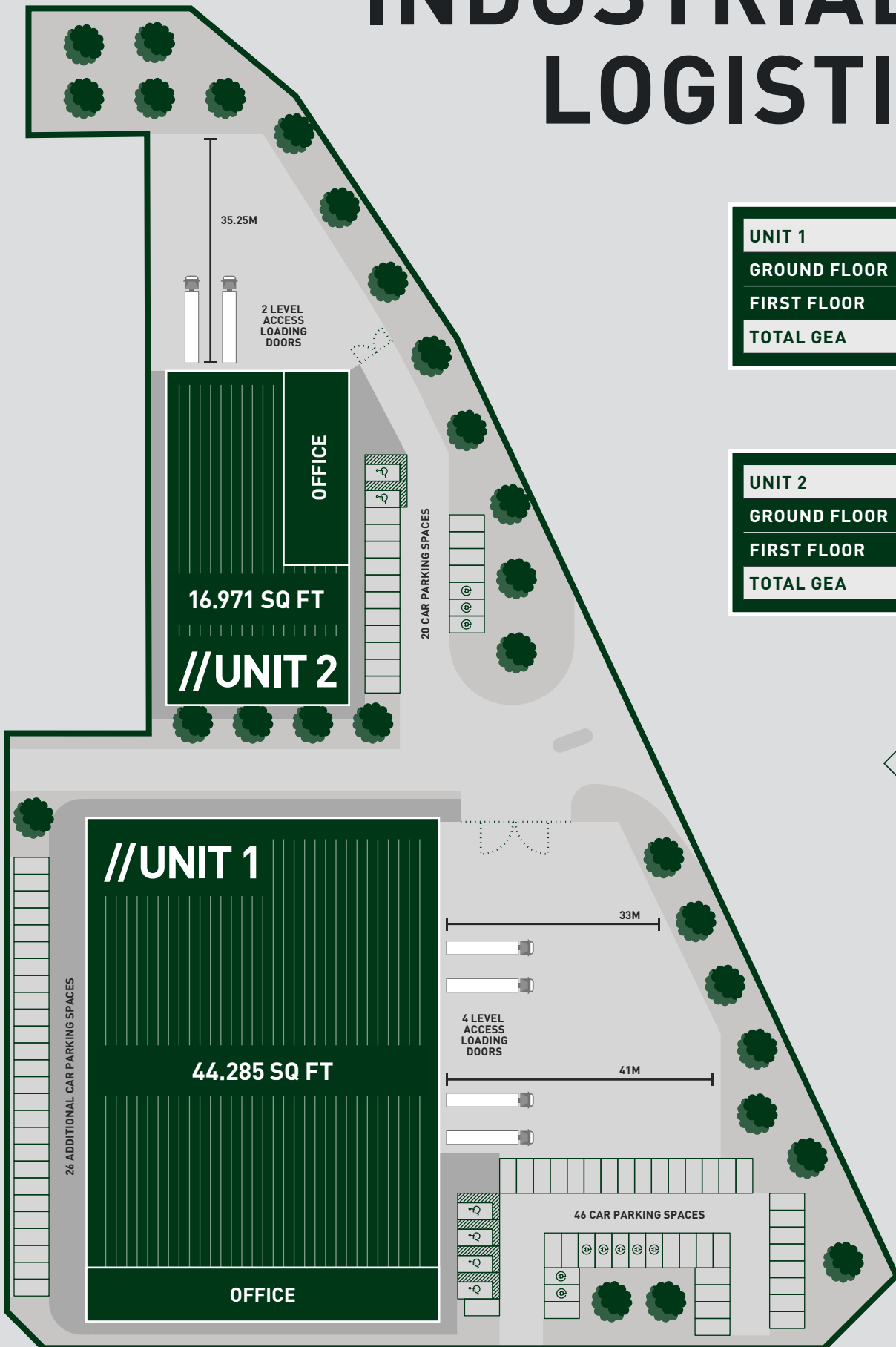
BRECKLAND ROAD

//LINFORD WOOD PARKLAND

SAXON STREET



# 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



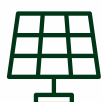
TARGET EPC RATING A AND  
BREEAM EXCELLENT



AIR SOURCE HEAT  
PUMPS TO THE OFFICE



GREY WATER  
HARVESTING



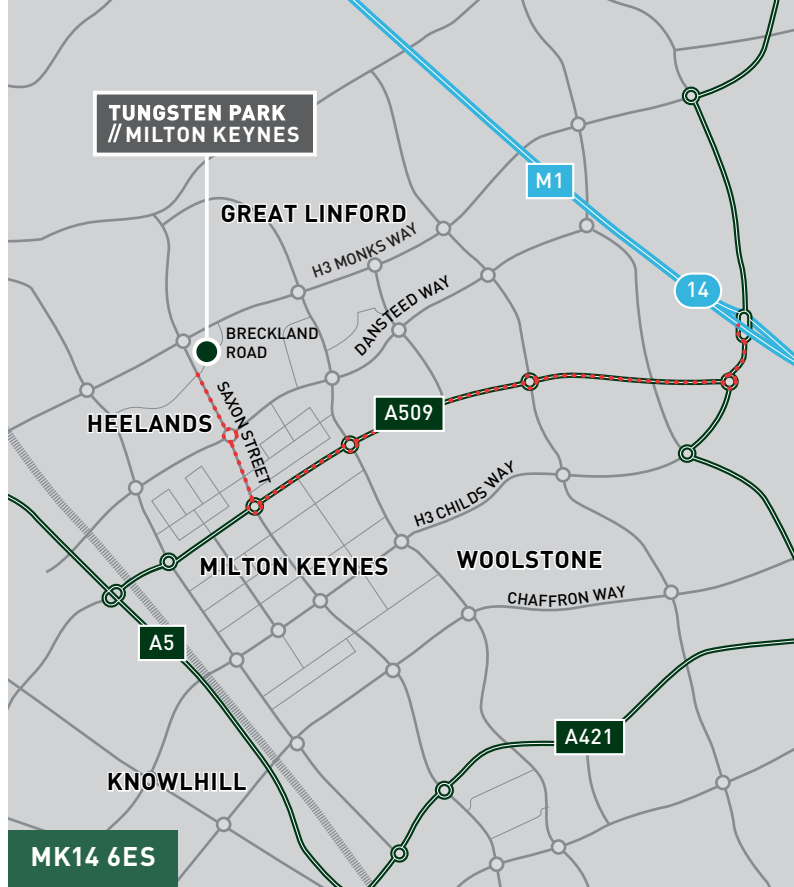
PV PANELS COST SAVING\*  
UNIT 1 - 31,970 KWH/YR = £11,509\*  
UNIT 2 - 22,195 KWH/YR = £7,990\*



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



**PATRICK MOONEY**  
07920 451 369  
patrick.mooney@cushwake.com

**FRANCO CAPELLA**  
07834 197 403  
franco.capella@cushwake.com



**LLOYD SPENCER**  
07768 480 937  
lspencer@adroitrealestate.co.uk

**DAN JACKSON**  
07841 684 870  
djackson@adroitrealestate.co.uk

For the joint agents and the vendors or lessors of this property whose agents they are, give notice that: 1.) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. 2.) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 3.) No person in the employment of the joint agents has any authority to make or give any representation or warranty whatever in relation to this property. June 2024. Designed & produced by cormackadvertising.com