

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

**AVAILABLE Q4 2024**



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

**UNIT 1 - 46,950 SQ FT**  
**UNIT 2 - 16,960 SQ FT**

**BRECKLAND ROAD,  
MILTON KEYNES,  
MK14 6ES**

**///LIQUID.TREATY.BROKER**

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

A Development By

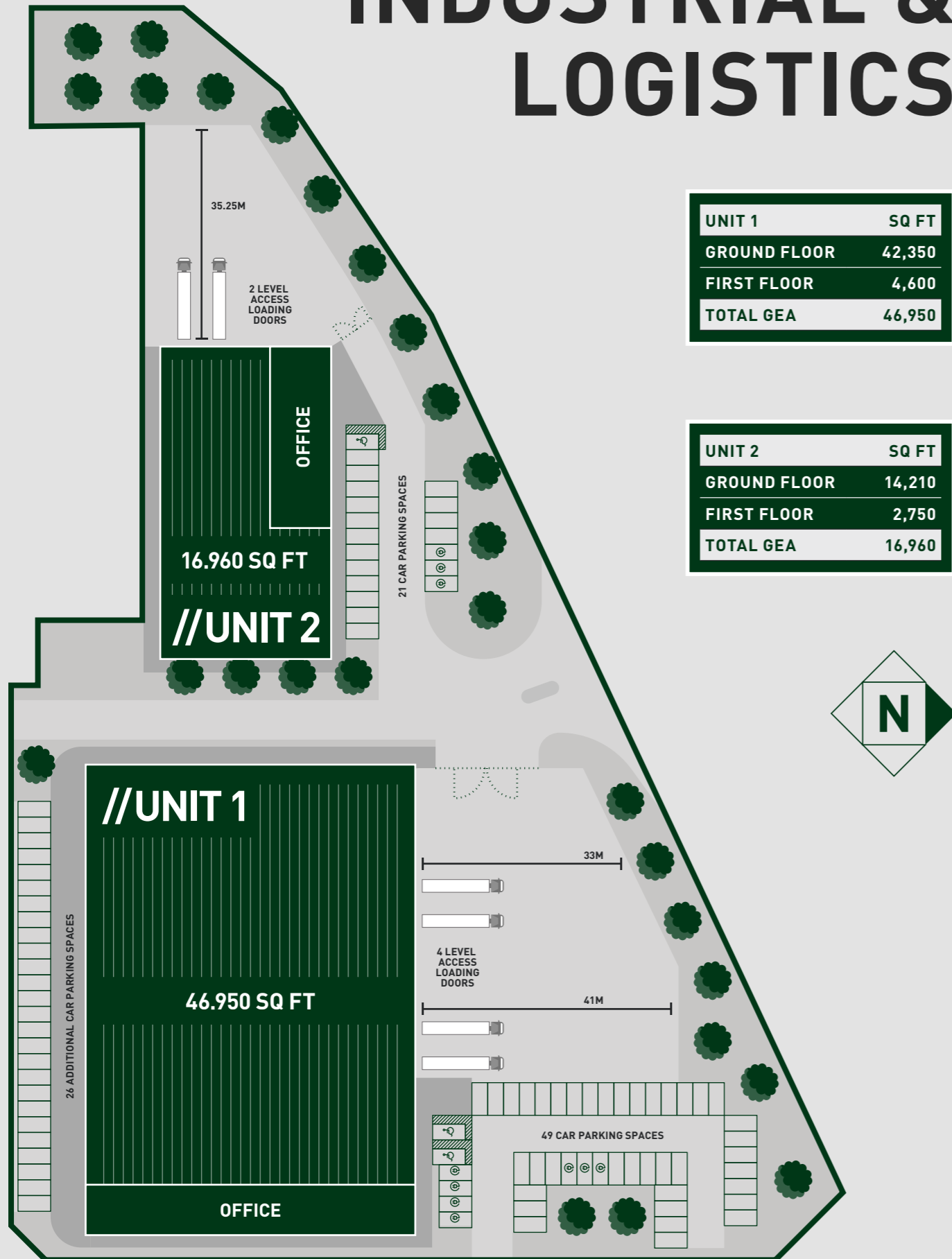
**TUNGSTEN**  
PROPERTIES

// MILTON KEYNES

# HEADQUARTERS BUSINESS PARK LOCATION



# FORWARD THINKING INDUSTRIAL & LOGISTICS



UNIT 1	SQ FT
GROUND FLOOR	42,350
FIRST FLOOR	4,600
<b>TOTAL GEA</b>	<b>46,950</b>

UNIT 2	SQ FT
GROUND FLOOR	14,210
FIRST FLOOR	2,750
<b>TOTAL GEA</b>	<b>16,960</b>

## // UNIT 1



UP TO 41M  
YARD DEPTH



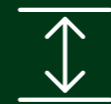
4 LEVEL ACCESS  
LOADING DOORS



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



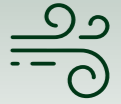
10% EV CHARGING WITH  
90% PASSIVE



POSITIVE BIODIVERSITY  
NET GAIN



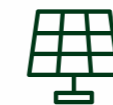
TARGET EPC RATING A AND  
BREEAM EXCELLENT



AIR SOURCE HEAT  
PUMPS TO THE OFFICE



GREY WATER  
HARVESTING



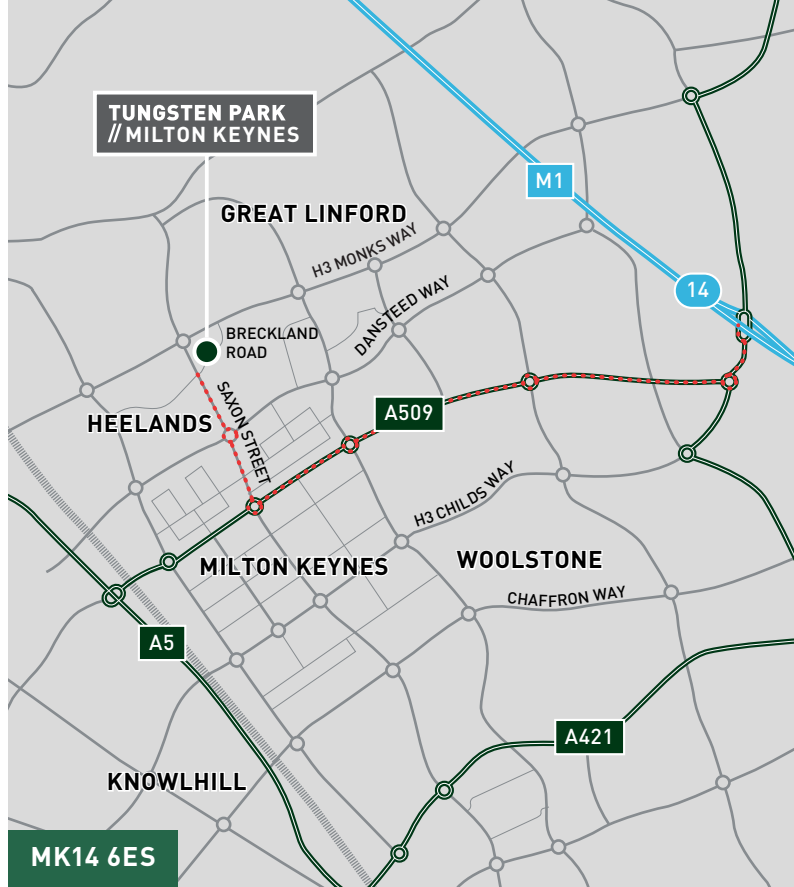
PV PANELS COST SAVING\*  
UNIT 1 - 31,970 KWH/YR = £11,509\*  
UNIT 2 - 22,195 KWH/YR = £7,990\*



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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