

VALOR PARK

MK207

CLARKE ROAD | MILTON KEYNES | MK1 1LG



AVAILABLE NOW

Distribution Warehouse
207,142 SQ FT (19,244 SQ M)

launch.agents.wisdom



valorparkmk207.com

VALOR
REAL ESTATE PARTNERS

EXTENSIVE REFURBISHMENT

AVAILABLE NOW





207,142 SQ FT HIGH QUALITY UNIT



12.5M TO UNDERSIDE
OF HAUNCH



165 CAR
PARKING SPACES



60kN/m2 FLOOR
LOADING CAPACITY



51 HGV
PARKING SPACES



19 DOCK
LOADING DOORS



FULLY
REFURBISHED



2 LEVEL ACCESS
LOADING DOORS



2 STOREY
OFFICES



YARD DEPTH
UP TO 61.5M



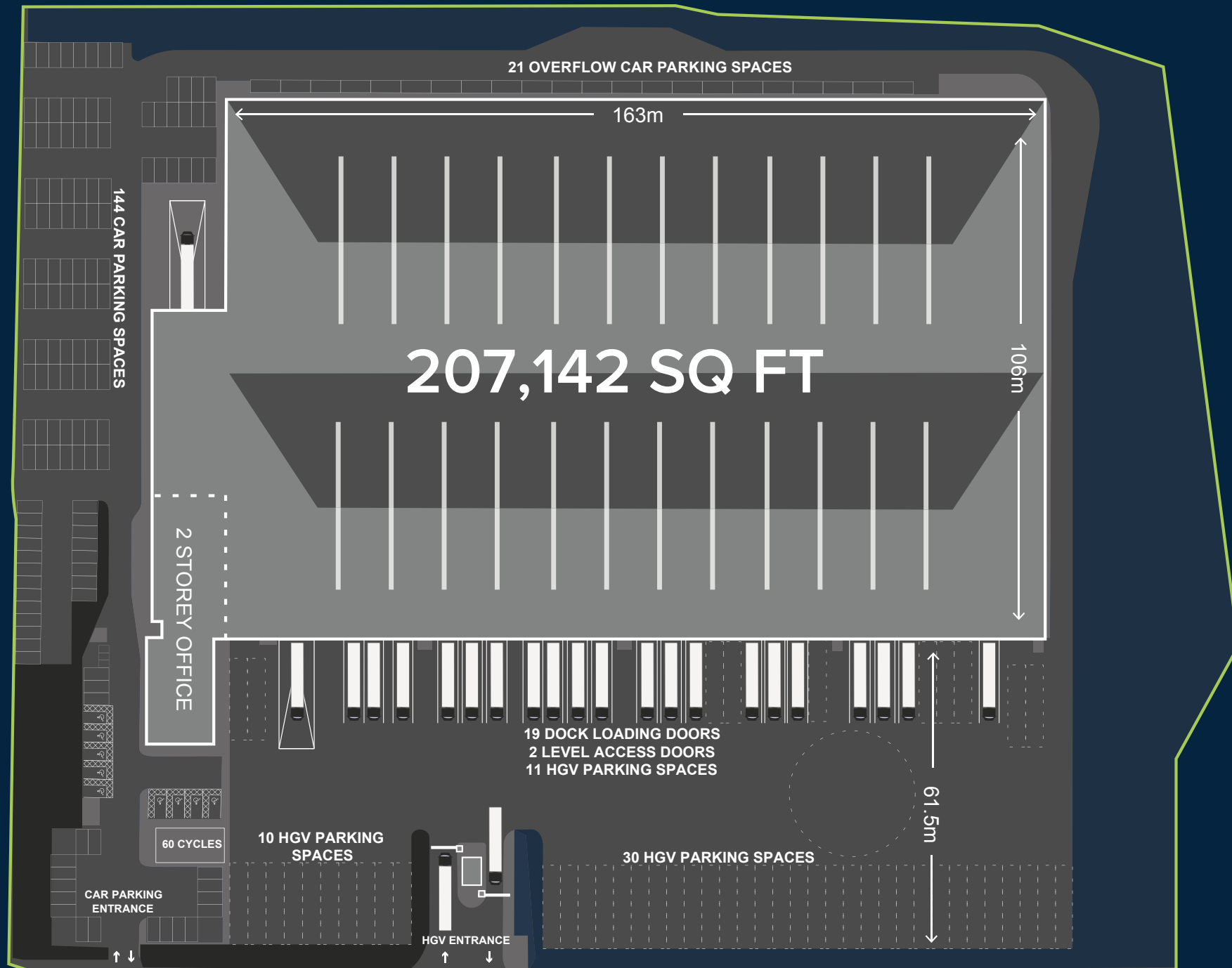
SELF CONTAINED,
SECURE YARD WITH
GATEHOUSE

ACCOMMODATION

	SQ FT	SQ M
Warehouse	199,046	18,492
GF Office	3,757	349
FF Office	4,058	377
Gatehouse	281	26
Total	207,142	19,244

*APPROX GEA





PROVEN STRATEGIC LOCATION



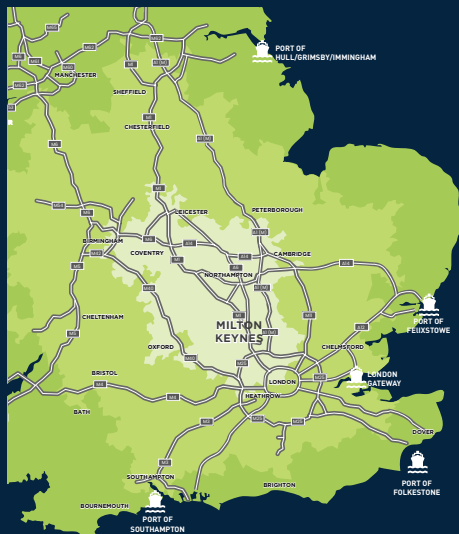
LOCAL OCCUPIERS



AMENITIES MAP

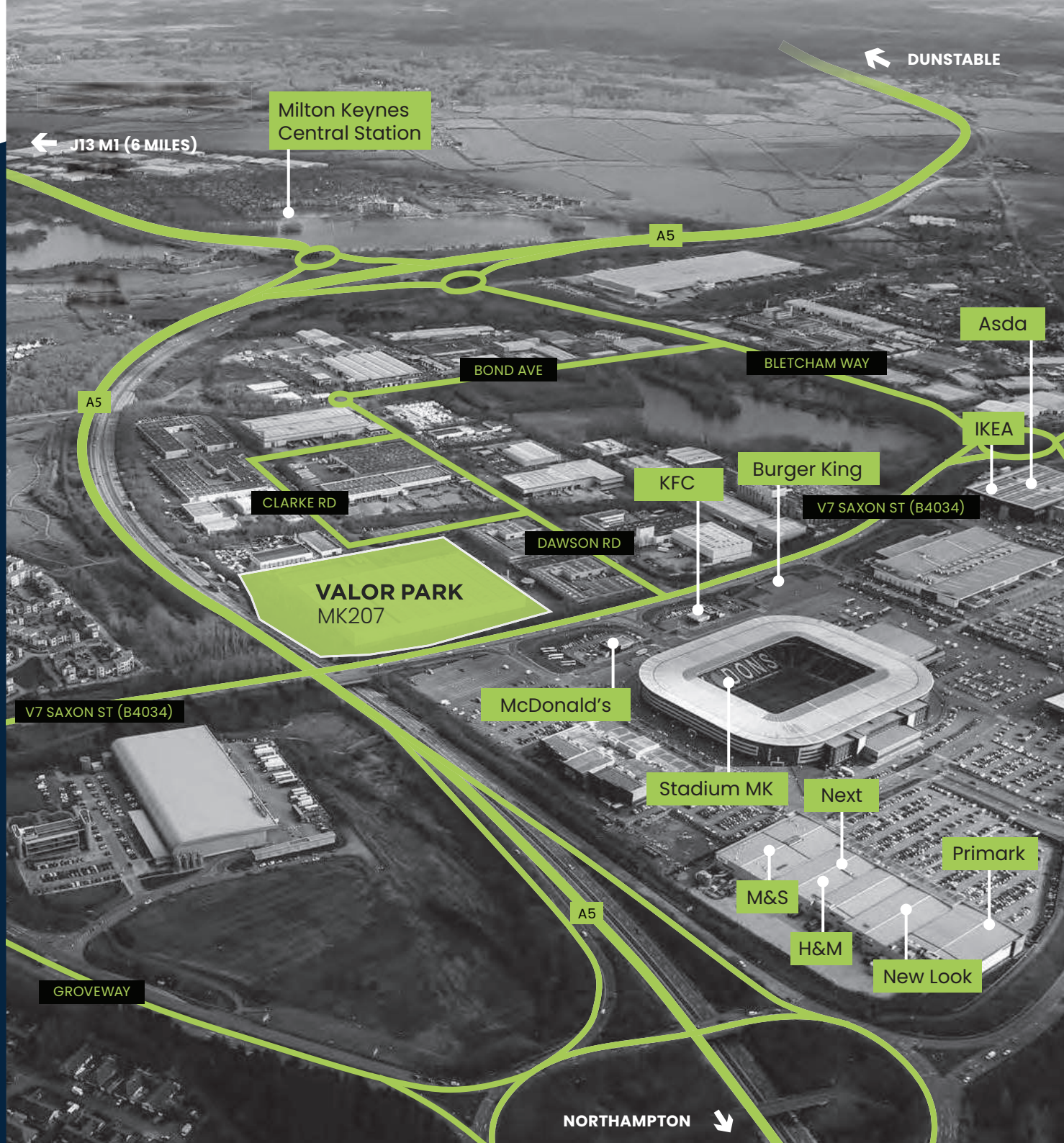
COMMUNICATIONS

M1 (J14)	5 miles
M1 (J13)	6 miles
M40 (J10)	26 miles
M25 (J21)	33 miles
Northampton	19 miles
Central London	55 miles
Birmingham	70 miles
Luton International Airport	25 miles
London Heathrow Airport	50 miles
Southampton Dock	109 miles
Felixstowe Port	116 miles
London Gateway	70 miles



DRIVE TIMES

0-90 MINS
180-270 MINS
90-180 MINS





John Lewis

Yusen Logistics

V9 OVERSTREET

Mercedes-Benz

Makita

M1

TONGWELL ST (V11)

Refresco

A509

Westcoast

GXO

Amazon

V6 GRAFTON ST

Royal Mail

Amazon

Waitrose

AG Barr

DHL

Culina

River Island

H&M

John Lewis

John Lewis

Waitrose

SEKO Logistics

CHAFFRON WY

A421

V7 SAXON ST

Tesla

Domino's Pizza

GROVEWAY

BLETCHAM WY

Red Bull Racing

John Lewis

Charles Tyrwhitt

VALOR PARK
MK207

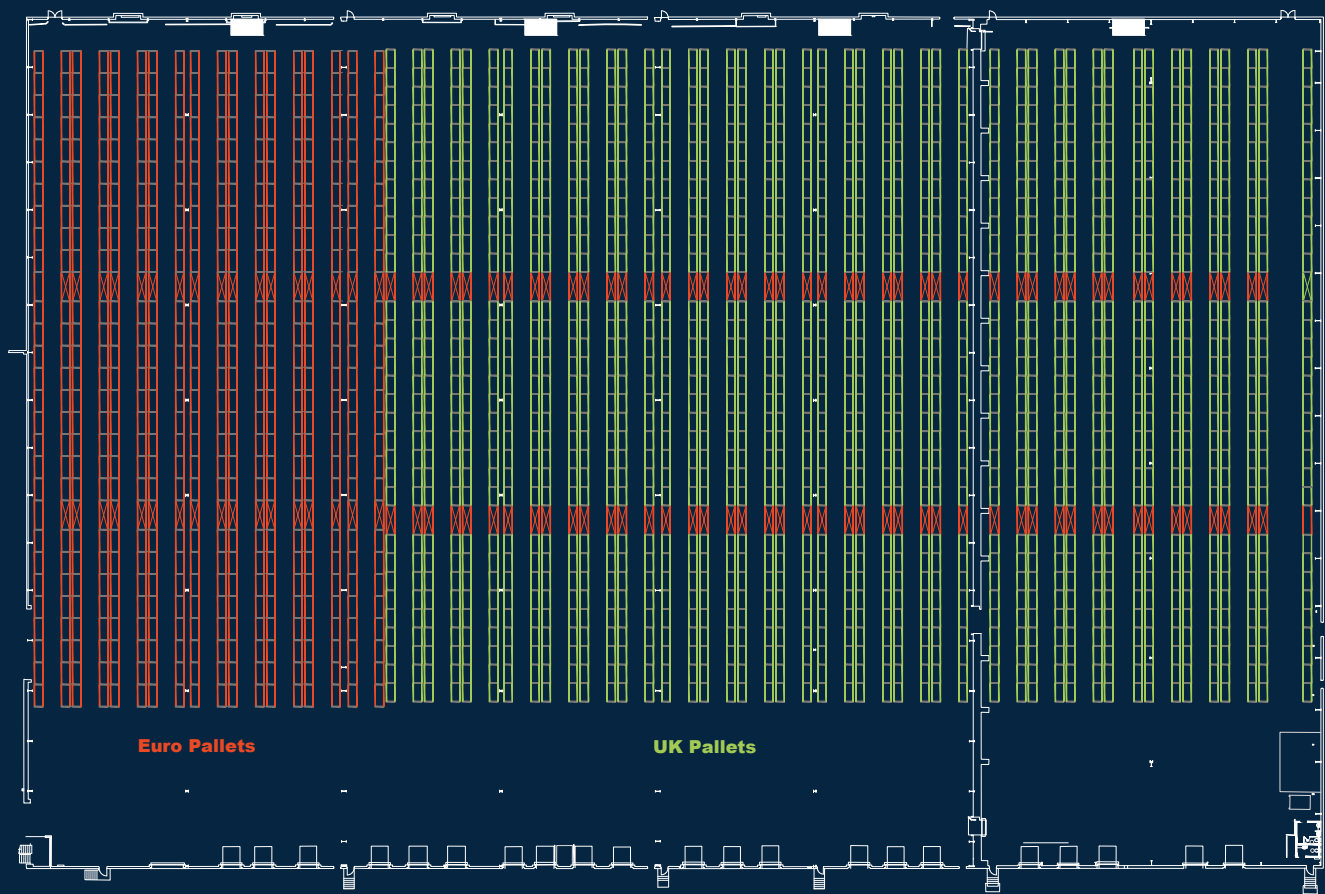
Milton Keynes
Central Station

WATLING ST

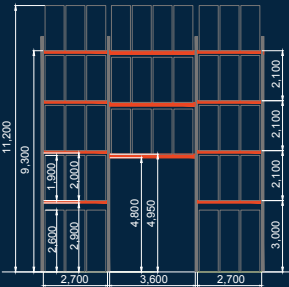
A5

FULMER ST

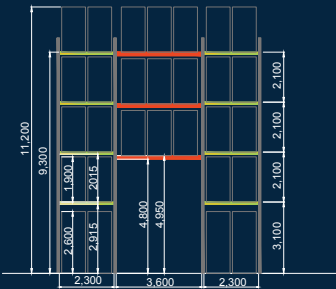
RACKING PLAN



Euro Pallet Bay Elevation
7,690 Locations



UK/Chep Pallet Bay Elevation
15,596 Locations



SAT NAV

MK1 1LG

launch.agents.wisdom



TERMS

Available by way of a new full repairing and insuring lease on terms to be agreed, subject to contract.

EPC

Target EPC A

CONTACT

For further information, please contact:



JAMIE DURRANT
T 07860 379 643
E jamie.durrant@dtre.com

RICHARD HARMAN
T 07776 200 143
E richard.harman@dtre.com



LLOYD SPENCER
M 0776 848 0937
E lspencer@adroitrealestate.co.uk

STEVE WILLIAMS
M 0786 070 8665
E swilliams@adroitrealestate.co.uk



OLLY HUGHES
T 0781 5032 104
E oliver.j.hughes@savills.com

TOBY GREEN
T 0787 0555 716
E tgreen@savills.com

MISREPRESENTATION ACT 1967 NOTICE These particulars do not constitute, nor constitute any part of, an offer or contract. None of these statements contained in these particulars are to be relied on as statements or representations of fact. Any intended purchasers lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors, lessors or assignees do not make or give, and the agents nor any person in their employment has any authority to make or give any representation or warranty in relation to the property. NOTE: All rents and prices are quoted exclusive of VAT. PROPERTY MISDESCRIPTIONS ACT 1991 Note: If areas quoted do not state specifically "internal" or "external" areas, please contact the agent for confirmation. All areas quoted are approximate. In order to comply with the Proceeds of Crime Act 2002 and the Money Laundering Regulations 2003 you may be required to provide formal personal identification of yourself and your organisation prior to submitting a formal offer. Nov 2025.