

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



207,142 SQ FT HIGH QUALITY UNIT



12.5M TO UNDERSIDE
OF HAUNCH



60kN/m2 FLOOR
LOADING CAPACITY



19 DOCK
LOADING DOORS



2 LEVEL ACCESS
LOADING DOORS



YARD DEPTH
UP TO 61.5M



450 KVA WITH CAPACITY
TO INCREASE TO 1MVA



165 CAR
PARKING SPACES



51 HGV
PARKING SPACES



FULLY
REFURBISHED



2 STOREY
OFFICES

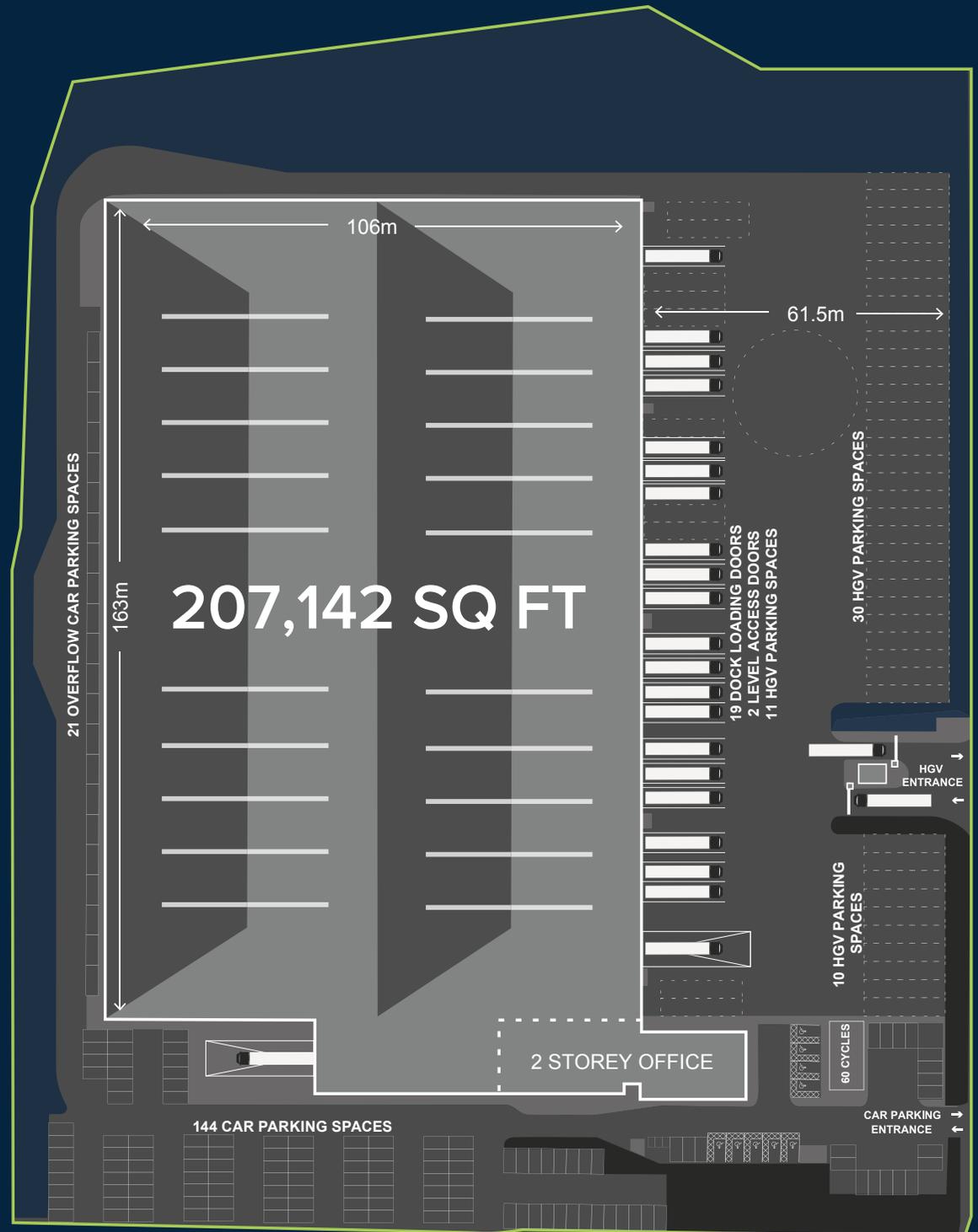


SELF CONTAINED,
SECURE YARD WITH
GATEHOUSE

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



61.5M

**LOCAL
OCCUPIERS**



AMENITIES MAP

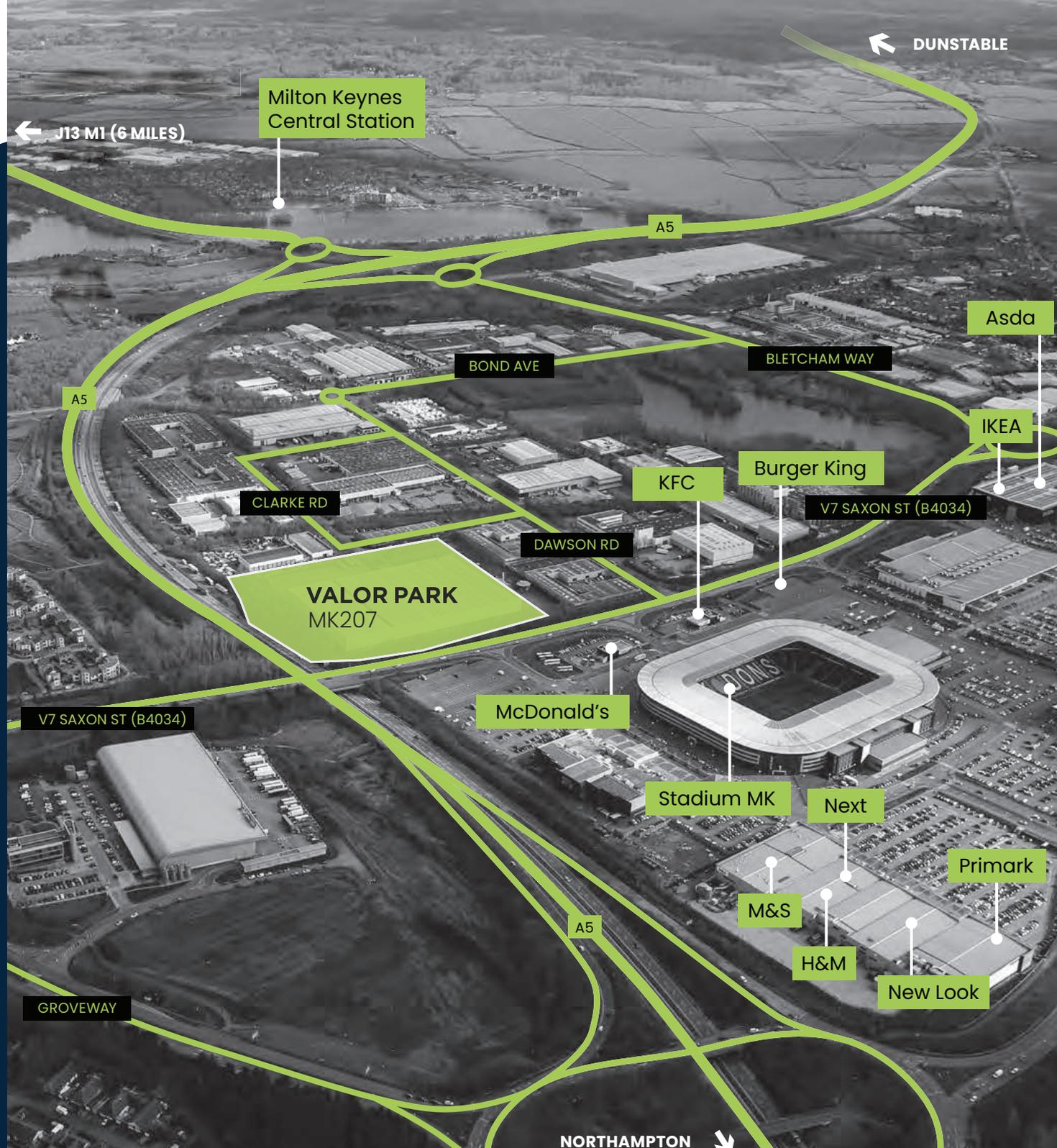
COMMUNICATIONS

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

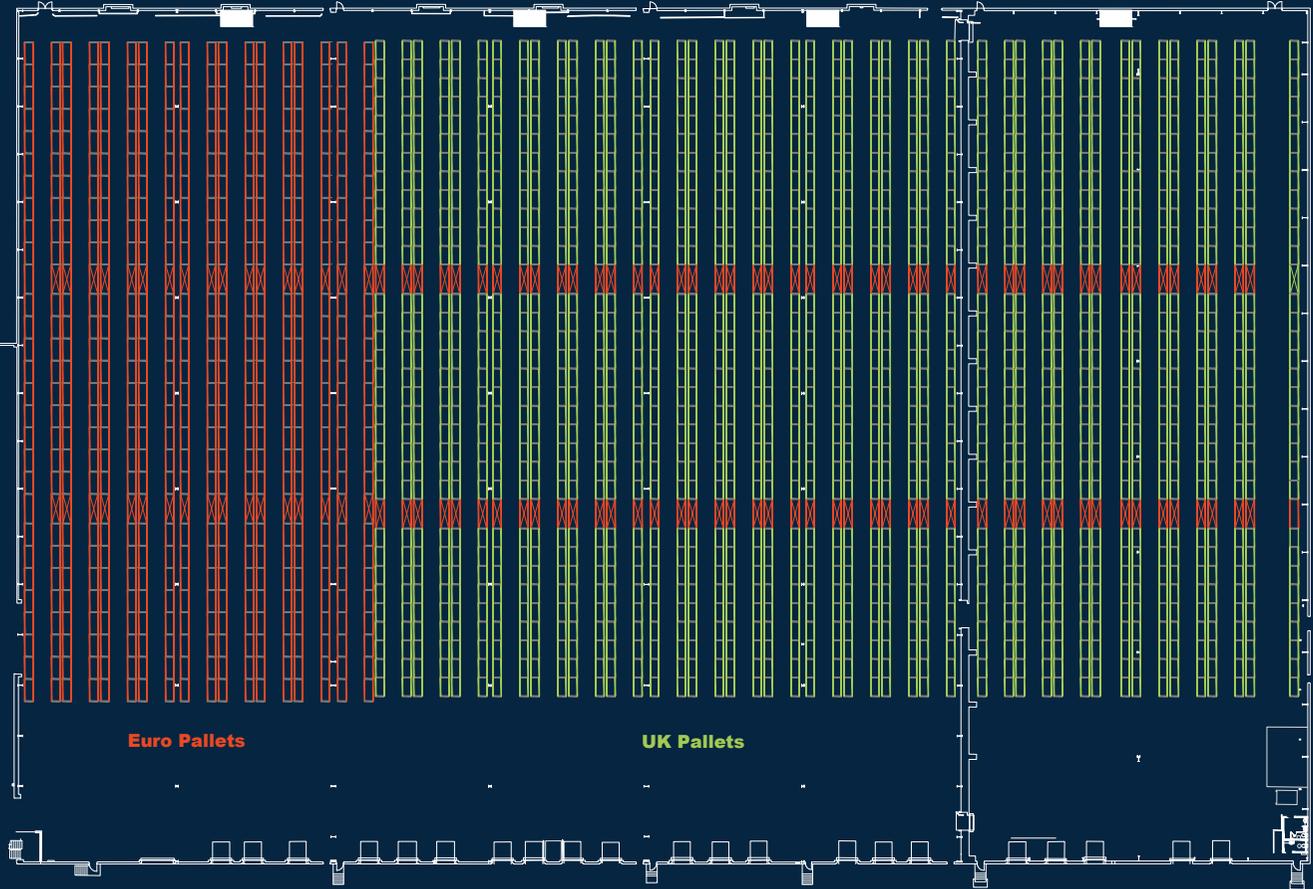


DRIVE TIMES

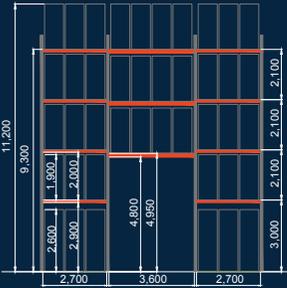
- 0-90 MINS
- 180-270 MINS
- 90-180 MINS



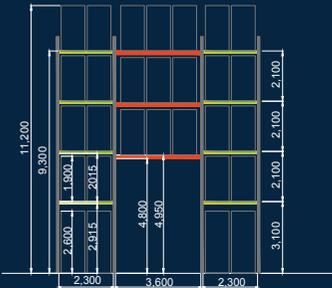
RACKING PLAN



Euro Pallet Bay Elevation
7,690 Locations



UK/Chep Pallet Bay Elevation
15,596 Locations





TERMS

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

EPC

Target EPC A

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