NFU Mutual HamptonBrook

SHENLEY WOOD

72,349 SQ FT (6,721.4 SQ M)
WAREHOUSE / INDUSTRIAL UNIT

TO LET / FOR SALE

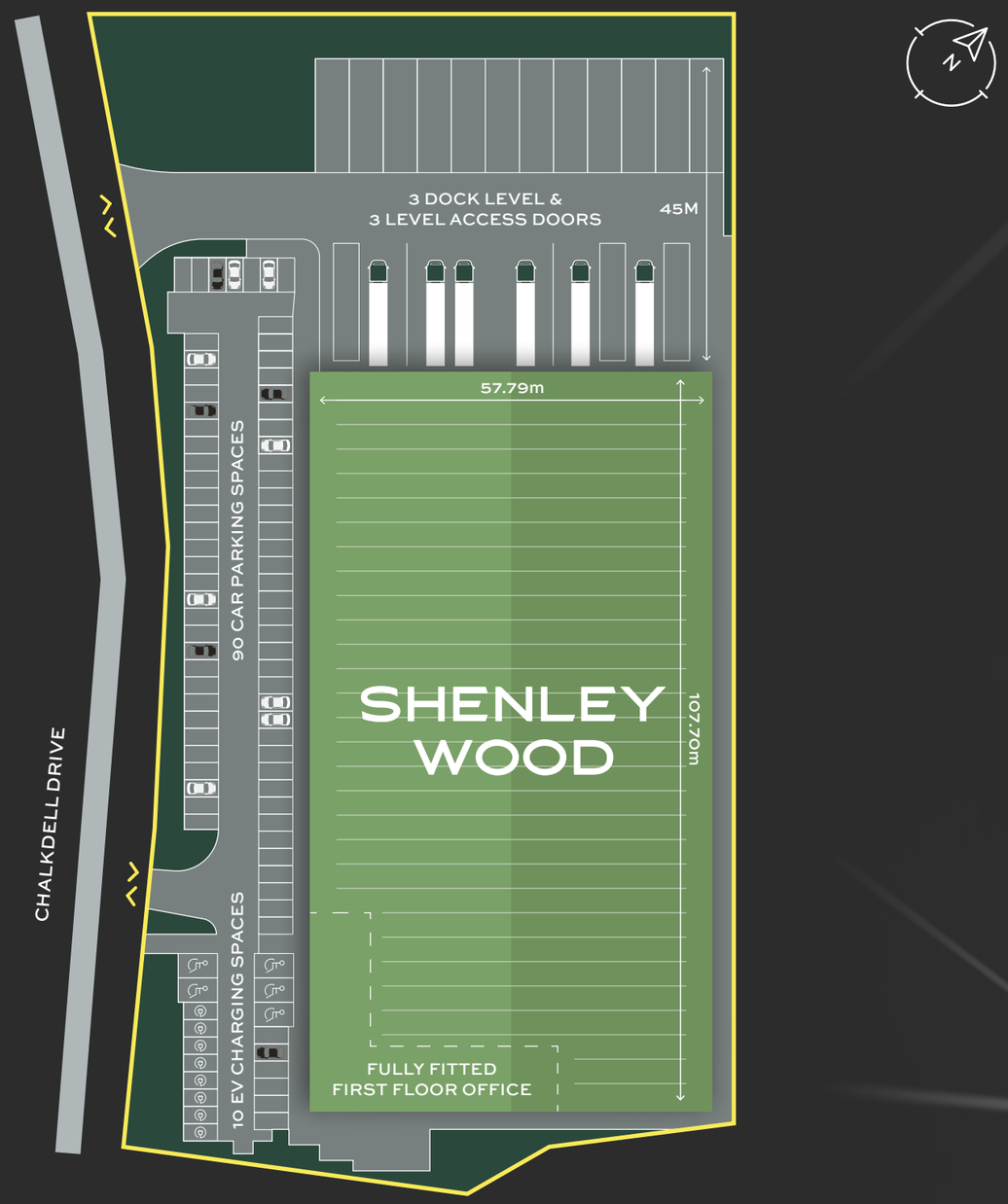
MILTON KEYNES, MK5 6LB

Unit 2, Shenley Wood, Milton Keynes, a brand new warehouse / industrial unit at the heart of the Oxford-Cambridge Arc.

Milton Keynes is located at the centre of the Oxford-Cambridge 'Arc of Innovation', one of the world's leading growth corridors for high-tech industries. With excellent transport links, the town is just three minutes from the A5 and twelve minutes from the M1 at junction 13 and junction 14, providing outstanding nationwide connectivity.

A best-in-class speculative development featuring an unrivalled specification.

All measurements are GIA



SHENLEY WOOD

- 3 Dock Level Doors
- 3 Level Access Doors
- 90 Car Parking Spaces
- 10 EV Charging Spaces
- 12.5M Eaves Height
- 45M Yard Depth
- 50KN/m2 Floor Loading
- 500kVA Power
- Fully Fitted First Floor Office
- Secured Yard Areas
- 24 Hr Site Access
- 21 Oversized HGV Waiting Bays

UNIT 2	SQ FT	SQ M
Warehouse	67,462	6,267.4
Office	4,887	454.0
Total	72,349	6,721.4

To be developed using low carbon technologies.

BREEAM 'Excellent'

EPC A+ Rating

Over 50% PV panel coverage*

10 EV Charging Spaces

Efficient Heat Recovery

Motion Sensor LED Lighting

Water Regulation Technologies

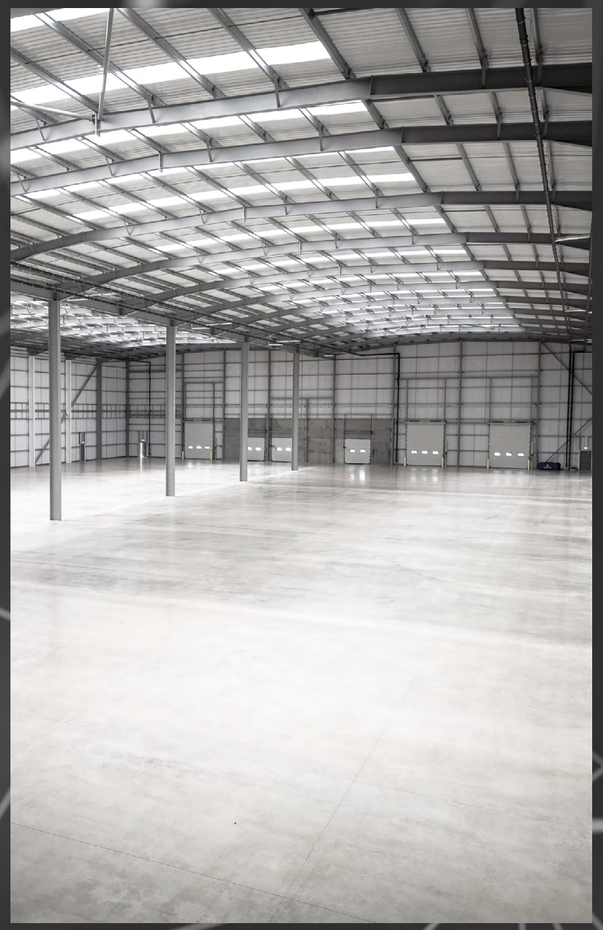
Effective Thermal Insulation

*Unit 2 will have a base build provision of 297 PV panels (53%), with an expected annual generation of 153,000 kWh. Based on a unit rate of 28p/kWh the annual electricity saving could be £42,840. This can be extended to 100% with the provision of a further 266 PV panels.

Shenley Wood is being developed to achieve carbon negative in operation using energy efficient measures and Low and Zero Carbon (LZC) technologies. The approach supports long-term environmental performance while aligning with occupiers' ESG commitments.

BREEAM 'Excellent'

EPC A+ Rating



Strategically located to offer operational advantages.

Shenley Wood, Milton Keynes, offers excellent access to the national road network. The site is just minutes from the A5 and within easy reach of the M1 at Junctions 13 and 14, providing direct routes to the Midlands, South East and wider UK markets.

DESTINATION	DISTANCE	DRIVE TIME
Milton Keynes Railway Station	2.5 miles	7 mins
M1 J14	5.6 miles	12 mins
M1 J13	9.7 miles	18 mins
M1 J11A	17.8 miles	29 mins
Luton Airport	27.8 miles	35 mins
M40 J11	27.5 miles	40 mins
Oxford	40.6 miles	55 mins
Cambridge	49.4 miles	65 mins
Heathrow Airport	56.7 miles	70 mins
Birmingham	73.4 miles	75 mins
London	55.9 miles	90 mins

Shenley Wood benefits from access to a strong local labour market and an economically active population.

Shenley Wood is exceptionally well placed to draw on a skilled and readily available workforce. The region has a long-established strength in manufacturing, logistics, and transport, with a significant share of the local population employed in these sectors.

14.4%

of the local population work in manufacturing, transport and storage sector.

145,896

economically active local population in the surrounding area.

6.5%

higher than the national average for process, plant, and machine operatives.

67.9%

of the UK population can be accessed within 3 hours.

Source: nomisweb.co.uk

SHENLEY WOOD

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