Axis Park

Milton Keynes MK12 5TS

To let

2 new distribution/warehouse units

46,565 and 67,770 sq ft



Chancerygate
a dream company

CBRE Investment Management

Strategic locations.
Sustainable buildings.

Axis Park is a development of eight high-quality industrial and logistics units on Blackhill Drive, Wolverton, Milton Keynes. Just 2 miles from the A5 and 7 miles from the M1, the scheme offers excellent connectivity.

With direct access to the Redway Cycle Route and extensive amenity areas, Axis Park offers a unique wellbeing for occupiers.



Accommodation

All areas are approximate on a GEA (Gross External Area) sq ft basis.

Unit	Ground floor	First floor	Second floor	Total
1	41,330	5,235	-	**46,565**
2	16,085	2,575	-	**18,660**
3	13,605	2,165	-	**15,770**
4	26,010	2,370	-	**28,380**
5	4,905	1,205	-	**6,110**
6	5,130	1,420	-	**6,550**
7	9,135	1,825	-	**10,960**
8	57,800	4,985	4,985	**67,770**
		Total		**200,765**



Unit 1
Distribution unit
46,565 sq ft

Grade A logistics warehouse providing exceptional specification and operational efficiency. Featuring 15m clear internal eaves height, 45m secure private yard, dock-level and level-access loading doors.

Available Q4 2026

Unit 1 racking layout



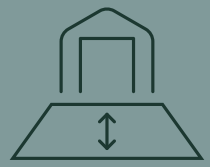
50kN sq m floor loading



15m minimum clear internal height



4 dock level and 2 level access doors



45m yard depth



WCs and shower facilities



Fitted first floor office



Generous parking facilities



Fitted reception



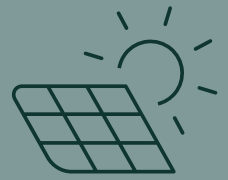
Private gated yard



Lift



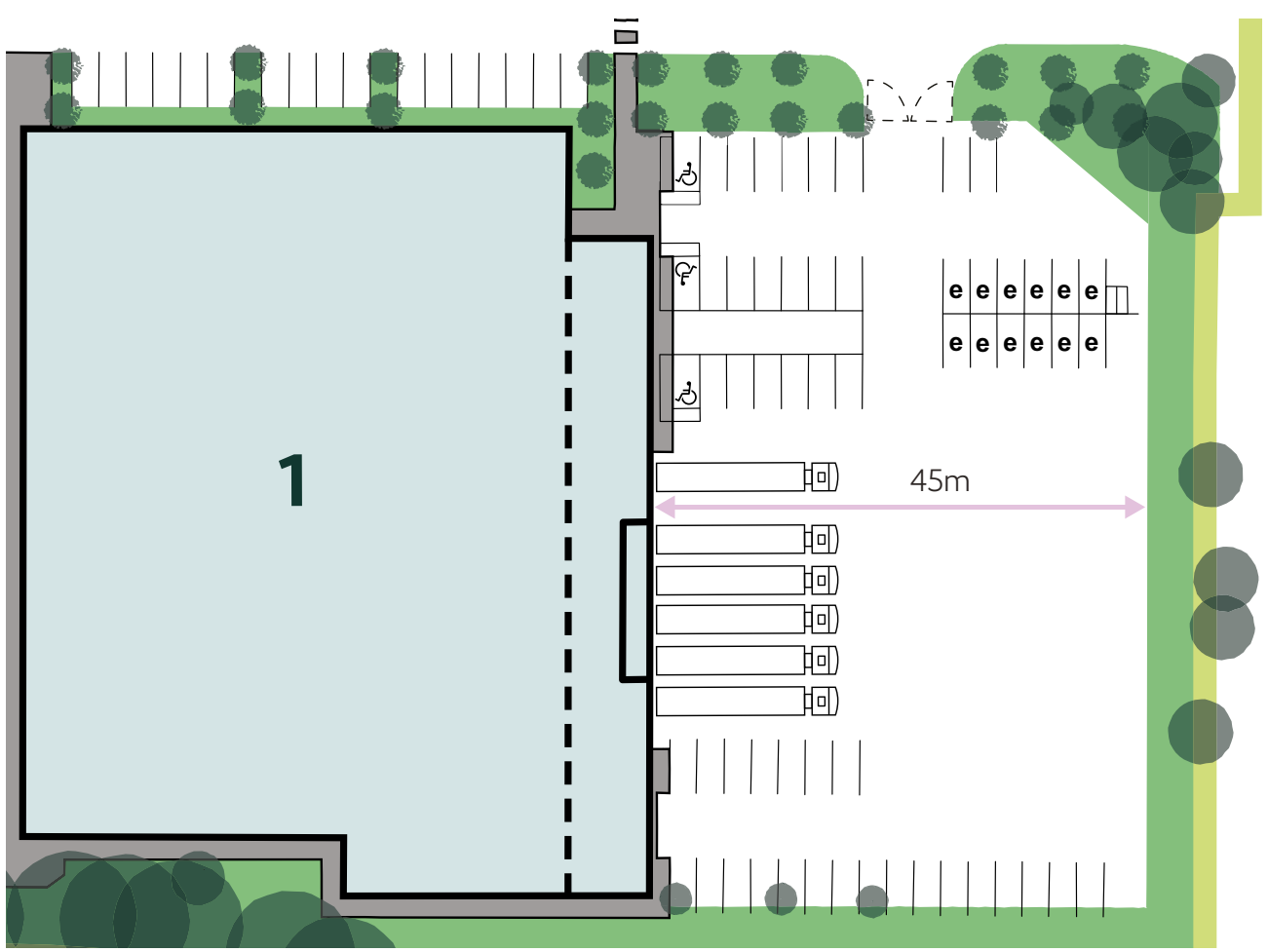
Comfort cooling/ heating



Solar power



Previous Chancerygate development





CGI unit 1



Previous Chancerygate development

Unit 8
Distribution unit
67,770 sq ft

Grade A logistics warehouse providing exceptional specification and operational efficiency. Featuring 15m clear internal eaves height, 50m secure private yard, dock-level and level-access loading doors.

Available Q4 2026

Unit 8 racking layout



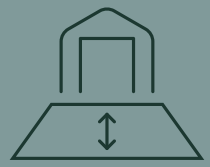
50kN sq m floor loading



15m minimum clear internal height



6 dock level and 3 level access doors



50m yard depth



WCs and shower facilities



Fitted first and second floor offices



Generous parking facilities



Fitted reception



Private gated yard



Lift



Comfort cooling/ heating



Solar power



Previous Chancerygate development





CGI unit 8



Previous Chancerygate development



Sustainable approach.
Positive impact.

Previous Chancerygate development

We take a forward-thinking approach to minimise our impact the environment, from design and construction through to operation. Working with leading sustainability consultants, Chancerygate embrace the latest technologies and methods to achieve future-proof solutions.

Green initiatives at Axis Park include:

- Photovoltaic panels on all units*
- Air source heat pumps
- High performance insulated cladding and roof materials
- Highly efficient LED lighting
- Low air permeability design
- Electric vehicle charging points
- Secure cycle parking
- 15% warehouse roof lights increasing natural day light
- Landscaped communal areas enhancing biodiversity
- External wellbeing areas

*Potential savings of up to £0.72 per sq ft per annum through use of PVs based on using current energy prices as of July 2025 and assuming 100% PV generation is used on site.



Milton Keynes offers an unrivalled strategic location at the centre of the UK's logistics market.

Key Benefits

Excellent Connectivity
Quick access to M1, A5, rail, and airports, ideal for logistics and distribution.

Prime Location
Centrally positioned within the Oxford–Cambridge Arc, near research hubs and universities.

Flexible Industrial Space
Units suitable for fit-out for manufacturing, clean rooms, assembly areas or secure storage and distribution facilities.

Skilled Workforce
Access to technical talent in a pro-business environment.

Drive times from Milton Keynes

Drive Time

- 1 hour drive
- 2 hour drive
- 3 hour drive
- 4 hour drive
- 4+ hour drive

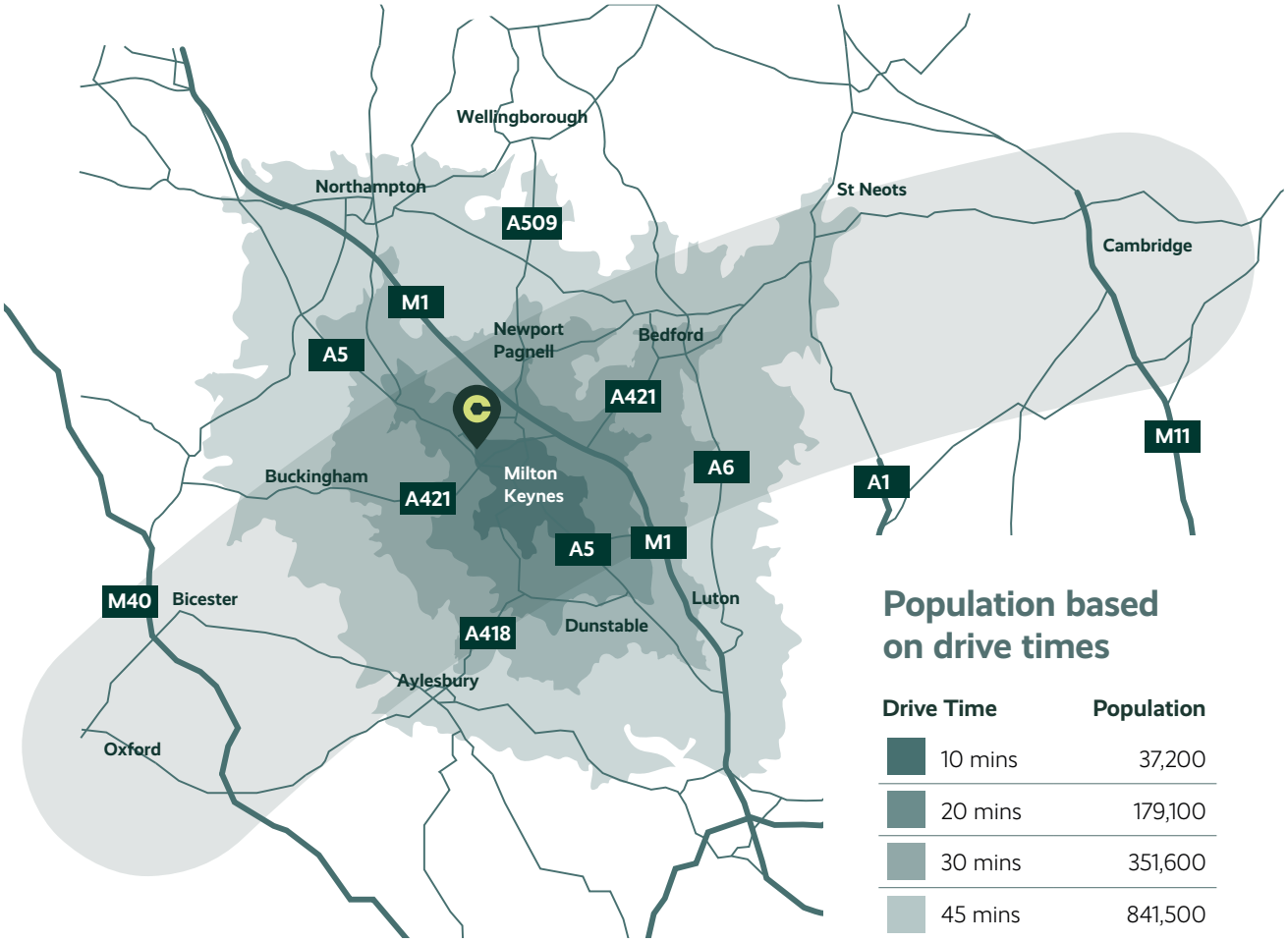


Ideal for industrial and logistics operations. Axis Park provides modern, flexible space in a highly accessible strategic location.

Located within the Oxford-Cambridge Arc

The Arc is a globally significant area between Oxford, Milton Keynes and Cambridge.

It supports over two million jobs, adds over £110 billion to the economy every year and houses one of the fastest growing economies in England. The Arc has the potential to become a world-leading and globally renowned centre for business, innovation and investment in a variety of industries, including AI (Artificial Intelligence), advanced manufacturing and life sciences. Improving connectivity across the Arc with a new rail line between Oxford, Milton Keynes and Cambridge will link communities with employment and leisure opportunities.



Population based on drive times

Drive Time	Population
10 mins	37,200
20 mins	179,100
30 mins	351,600
45 mins	841,500

Labour Profile

Business/financial professional service cluster includes more than 400 head office and financial services companies, with a specialist workforce of more than 22,000 people.

Labour Supply

Located within 55 miles of London, Cambridge, Oxford and Coventry/ Warwick, the city has access to top university graduates.

Surrounding Workforce

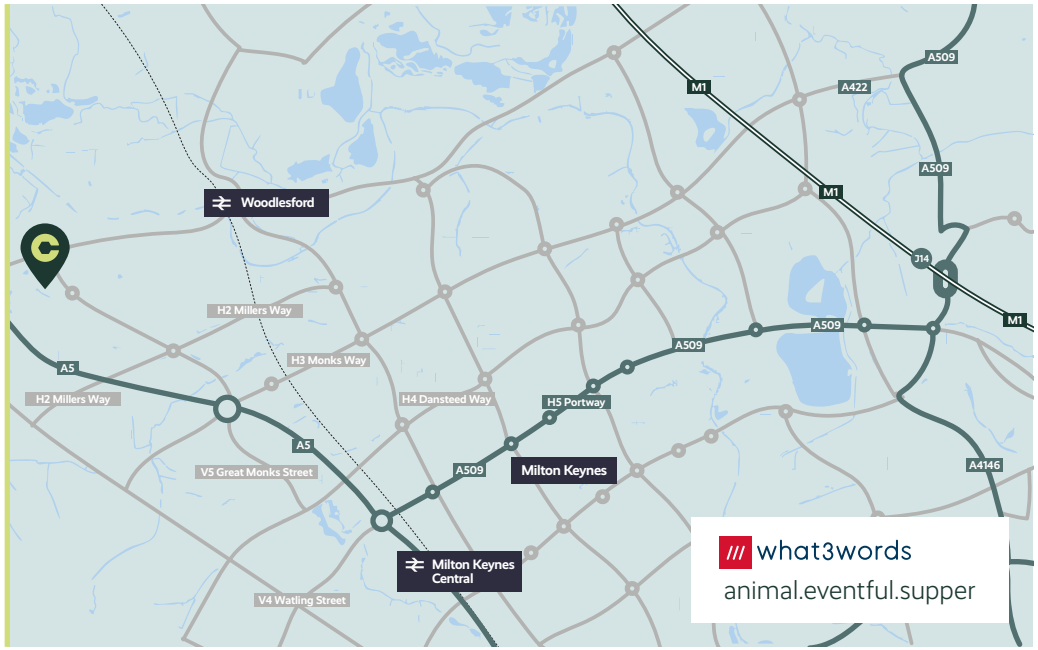
Milton Keynes has the highest number of employees in professional, scientific and technical activities compared to neighbouring Bedford and Northampton, with 29,000 people employed in this sector living within a 45 minute drive time.

Job Seekers

60% of Milton Keynes local labour force is educated to degree level.

Right spaces.
Right places.

Blackhill Drive, Wolverton, Milton Keynes MK12 5TS



Road	Distance (miles)
A5	1.5
M1 (J14)	7
M1 (J13)	12
M40	23
M25	40

Town	Distance (miles)
Milton Keynes	3
Northampton	15
Leighton Buzzard	18
Bedford	20
Luton	29

Rail	Distance (miles)
Milton Keynes Station	3
	Travel time (mins)
London King's Cross	18
Birmingham New St.	56
Crewe	68
Manchester Piccadilly	101
Liverpool Lime St.	109

axis-park.co.uk

Contact agents to find out more

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