

# AVAILABLE TO LET



PLP **MK30**

MILTON KEYNES, MK17 9LG

30,023 SQ FT  
PRIME DISTRIBUTION WAREHOUSE



# PRIME LOGISTICS BUSINESS UNIT

- Located just a **10 minute drive time** from **Junction 13 and 14 of the M1 motorway**
- **89%** of GB population within **4.5hr drive time**
- Situated at the heart of the **Oxford to Cambridge Arc** with a highly skilled and diversified workforce
- **Best in class** working environment
- **Greater London** is within **1 hour drive time**
- **M25** only a **32 minute drive**
- **Carbon Net Zero** in construction
- **Grade A unit GIA 30,023 sq ft (2,789 sq m)**
- **Un-compromised** unit specification
- **Clear height to haunch 8m**
- **Yard depth 40m**



BLEETCHLEY ➔

FENNY STRATFORD ➔

MILTON KEYNES CENTRAL ➔

MILTON KEYNES  
TOWN CENTRE

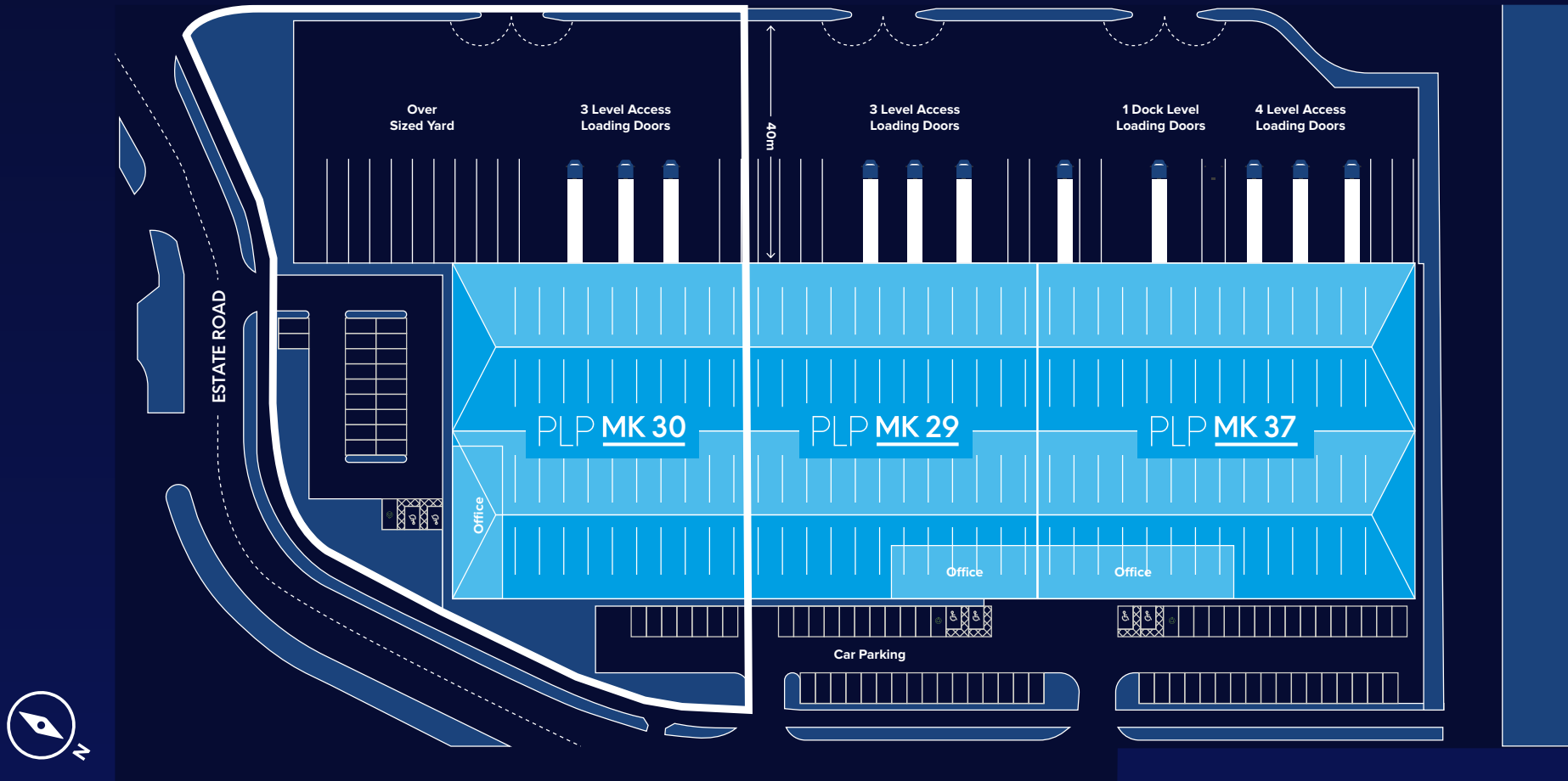
PLP MK30

A5

BOW BRICKHILL ➔

BRICKHALL ROAD





# SPECIFICATION

CLEAR HEIGHT	YARD DEPTH	LEVEL ACCESS	CAR PARKING	FLOOR LOADING	RACK LEG LOADING	SECURE YARD	POWER SUPPLY	EV CHARGING
8m	40m	3	26	50KN/M2	9Tn	Yes	Up to 130kVA*	1**

Grade A industrial and logistics unit.

	SQ M	SQ FT
Warehouse	2,553	27,483
Offices	236	2,541
<b>TOTAL GIA</b>	<b>2,789</b>	<b>30,023</b>

\*Subject to agreement. \*\*Car park 100% future proofed to accommodate EV Charging.





# FOR A GREENER FUTURE

PLP MK 30 will be built to the PLP environmental standard, incorporating a range of eco-conscious features.



**1 EV CHARGING POINTS**  
car park designed to accommodate full EV installation\*



**BREEAM**  
Very good



**EPC 'A'**  
rating



**CARBON NET ZERO**  
according to the UK Green Building Council (UKGBC) Framework



**RAINWATER HARVESTING**  
high-level roof drainage system for rainwater recovery



**TIMBER FROM FSC 100%**  
sustainable sources



**FULLY METERED**  
for energy and utility consumption



**AT LEAST DOUBLE**  
the requirement of solar PV panels



**CYCLE STORAGE**  
and shower facilities



**BUS STOP**  
On-site



**LED MOTION**  
sensor office lighting



**10% ROOF LIGHTS**  
coverage to reduce artificial lighting usage



**NET ZERO READY**  
with materials and products with reduced embodied carbon incorporated wherever possible



**RECYCLED MATERIALS**  
such as cement alternatives in concrete and structural steel with a minimum 20% recycled content



**A 19% CARBON REDUCTION**  
improvement on regulations requirements with a further 20% using onsite energy saving innovations

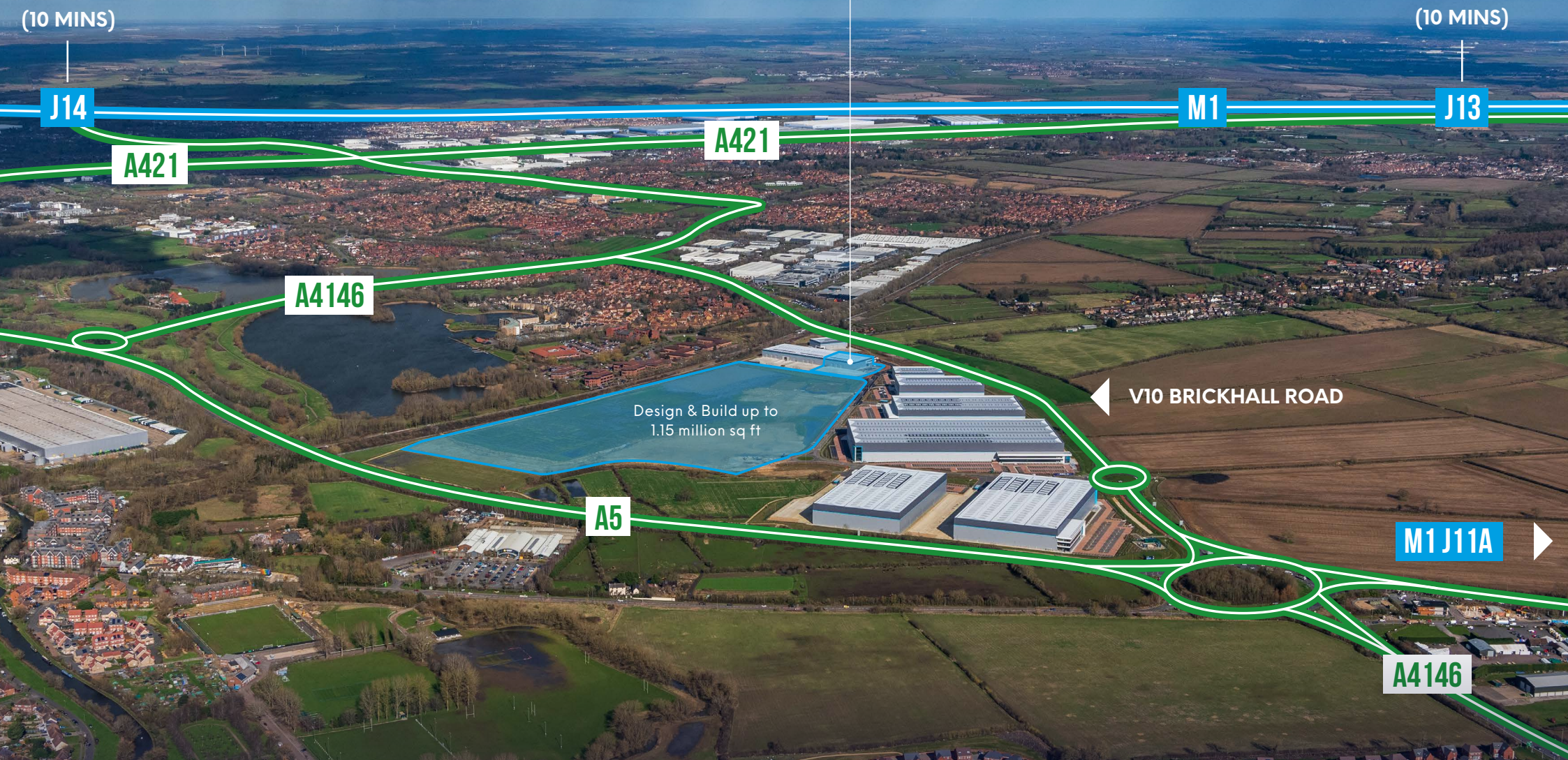
\*Tenant upgrade



# STRATEGIC LOCATION

PLP MK is a major new 2.2 million sq ft logistics business park adjacent to the A5, within 10 minutes of the M1 Junctions 13 and 14 and the wider national motorway network.

PLP **MK30**





# DESTINATION OF CHOICE

With immediate access to M1 J11A/J13/14, Milton Keynes offers an unrivalled strategic location at the centre of the UK's logistics market.

## Map Key:

- Town Centre
- Residential
- Employment
- Leisure Parks
- Lakes



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ROADS	MILES
M1 (J14)	6
M25	28
Central London	49
Birmingham	73
Leeds	149
Manchester	154

PORTS	MILES
Tilbury	74
London Thamesport	95
Southampton	111
Felixstowe	115
Immingham	151
Liverpool	172

AIR	MILES
London Luton	20
London Heathrow	49
London Stansted	54
Birmingham	65
East Midlands	71
London Gatwick	91



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