

AVAILABLE TO LET



PLP **MK37**

MILTON KEYNES, MK17 9LG

37,797 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 37,797 sq ft** (3,511 sq m)
- **Un-compromised** unit specification
- **Clear height to haunch 8m**
- **Yard depth 40m**



BLETCHLEY ➔

FENNY STRATFORD ➔

A5

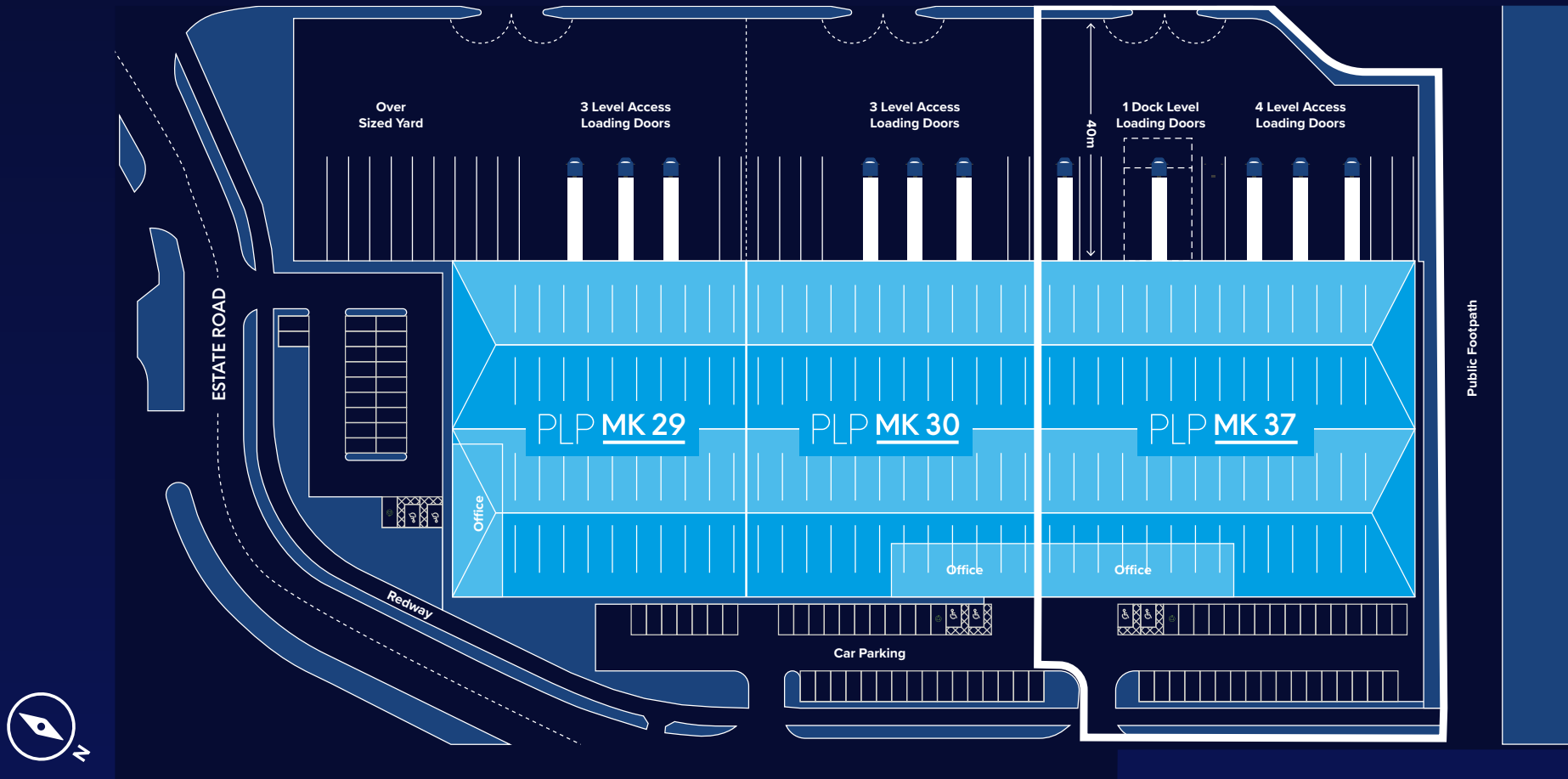
MILTON KEYNES CENTRAL ➔

MILTON KEYNES
TOWN CENTRE

PLP MK37

BOW BRICKHILL ➔

BRICKHALL ROAD



SPECIFICATION

Grade A industrial and logistics unit.

CLEAR HEIGHT	YARD DEPTH	DOCK DOORS	LEVEL ACCESS	CAR PARKING	FLOOR LOADING	RACK LEG LOADING	SECURE YARD	POWER SUPPLY	EV CHARGING
8m	40m	1	4	33	50KN/M2	9Tn	Yes	Up to 130kVA*	1**

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

	SQ M	SQ FT
Warehouse	3,284	35,348
Offices	228	2,449
TOTAL GIA	3,511	37,797





FOR A GREENER FUTURE

PLP MK 37 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 MK37



(10 MINS)

J14

A421

A4146

A5

A421

Design & Build up to
1.15 million sq ft

M1

(10 MINS)

J13

V10 BRICKHALL ROAD

M1 J11A

A4146

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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