

AVAILABLE TO LET



PLP **MK31**

MILTON KEYNES, MK17 9LG

31,737 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**
- **PLP Commitment to delivering carbon net zero developments**
- **Grade A unit GIA 31,737 sq ft (2,948 sq m)**
- **Un-compromised** unit specification
- **Clear height to haunch 8m**
- **Yard depth 40m**



BLETCHLEY ➔

FENNY STRATFORD ➔

MILTON KEYNES CENTRAL ➔

MILTON KEYNES
TOWN CENTRE

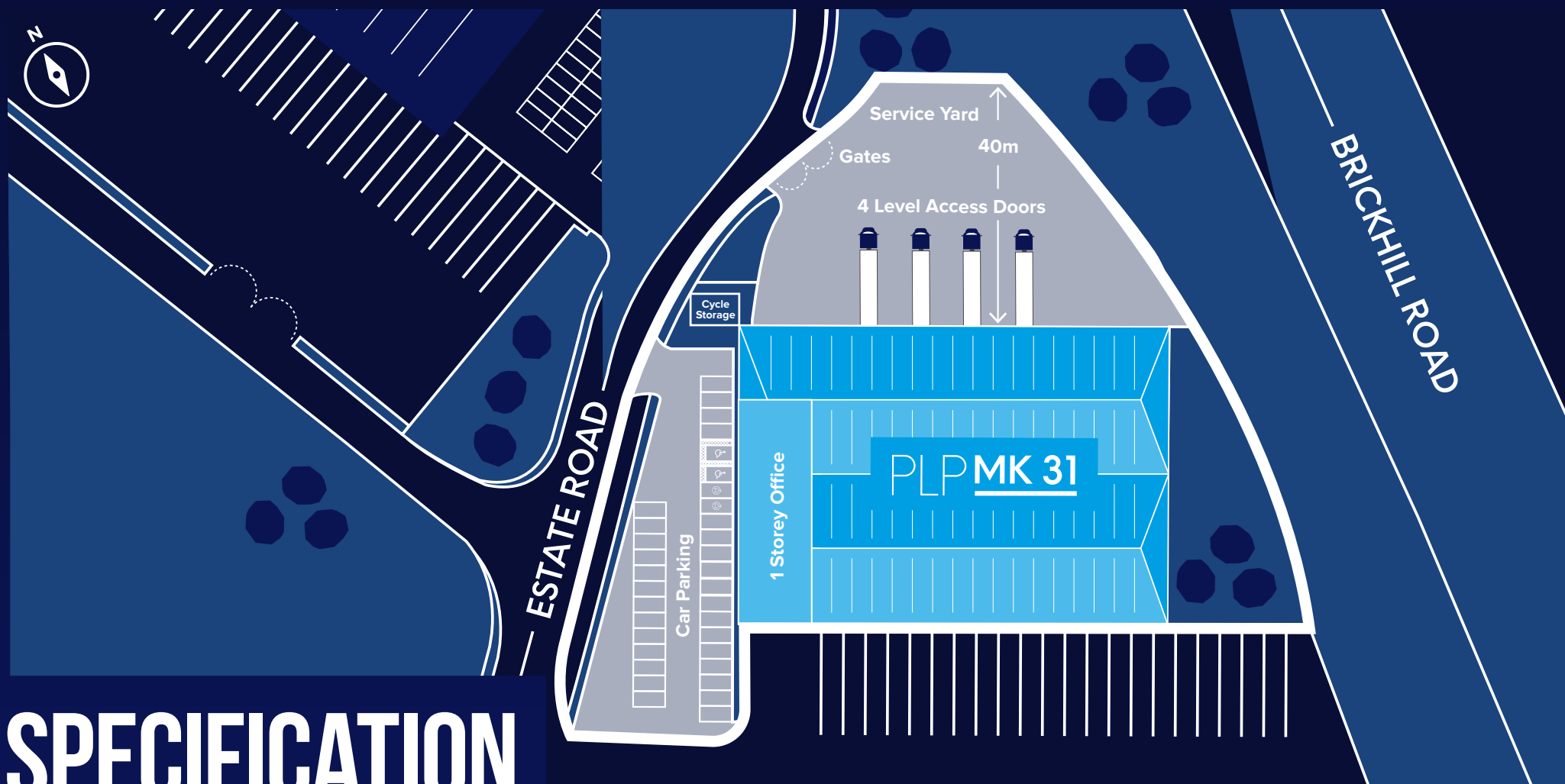
PLP MK 31

A5

BOW BRICKHILL ➔

BRICKHALL ROAD

Indicative Image



SPECIFICATION

Grade A industrial and logistics unit.

	SQ M	SQ FT
Warehouse	2,690	28,960
Offices	258	2,778
Total	2,948	31,737

 CLEAR HEIGHT	 YARD DEPTH	 LEVEL ACCESS	 CAR PARKING	 HGV PARKING	 FLOOR LOADING	 RACK LEG LOADING	 SECURE YARD	 POWER SUPPLY	 EV CHARGING
8m	40m	4	35	40	50KN/M2	9Tn	Yes	Up to 130 kVA*	2**

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



FOR A GREENER FUTURE

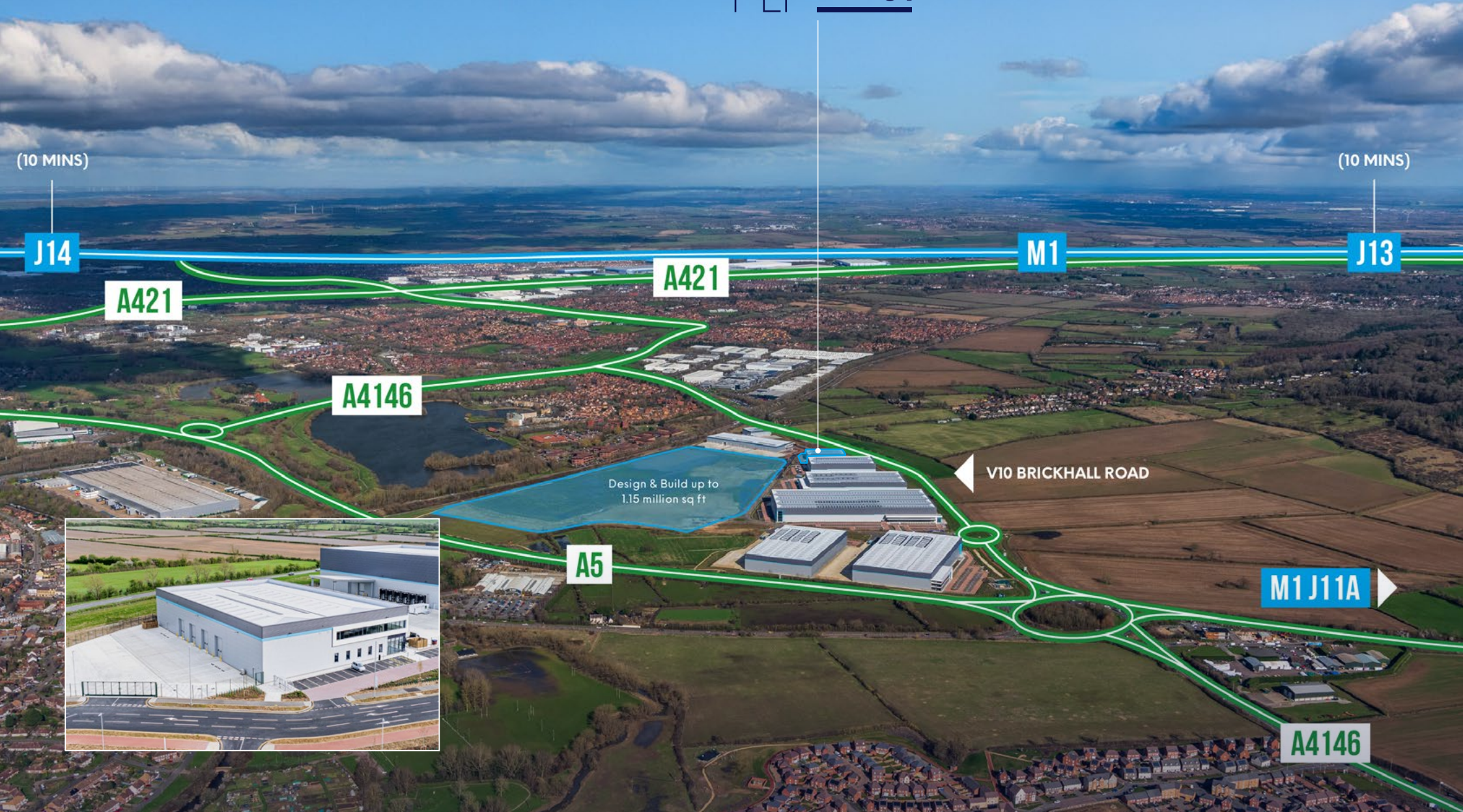
PLP MK 31 will be built to the PLP environmental standard, incorporating a range of eco-conscious features.



*Tenant upgrade

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

PLP MK 31



(10 MINS)

J14

A421

A4146

A421

Design & Build up to
1.15 million sq ft

A5

M1

V10 BRICKHALL ROAD

M1 J11A

(10 MINS)

J13

A4146

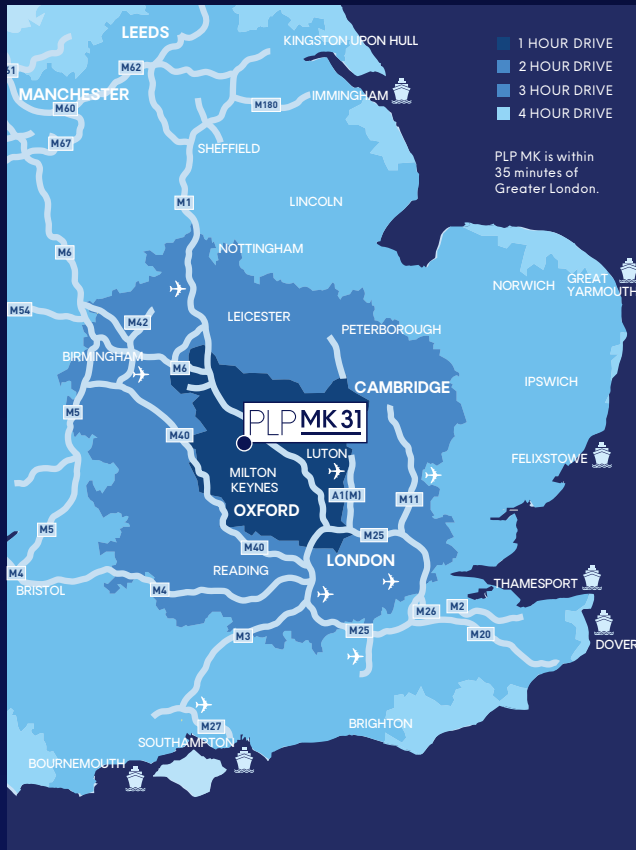


DESTINATION OF CHOICE

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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These particulars are believed to be correct at the date of publication, but their accuracy is in no way guaranteed, neither do they form part of any contract. All areas are approximate. Design & Produced by **CORMACK** - cormackadvertising.com