

PLP

AVAILABLE  
TO LET



PLP MK 310

MILTON KEYNES, MK17 9FE

310,949 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 310,949 sq ft** (28,888 sq m)
- **Uncompromised** unit specification
- **Clear height to haunch 18m**, cubic storage capacity **493,365 m3**
- **Yard depth 50m**



PLP MK 310

MILTON KEYNES CENTRAL

centre:mk  
MILTON KEYNES

SNOZONE  
SKI • BOARD • EAT • ENJOY

BLETCHLEY

FENNY STRATFORD

A5

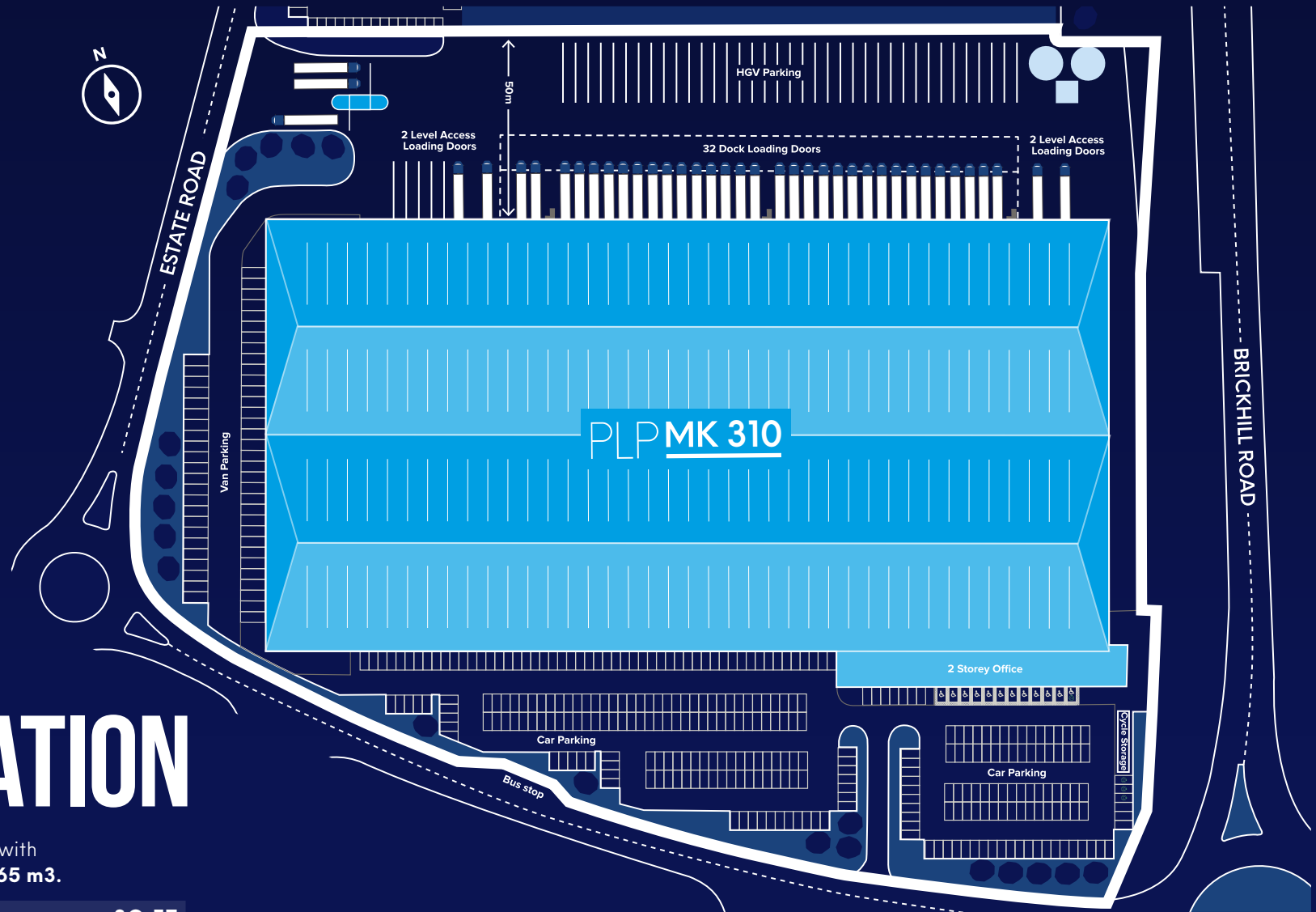
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BOW BRICKHILL

PHASE 2

BRICKHILL ROAD

Indicative Image



# SPECIFICATION

Grade A industrial and logistics unit with a **Cubic Storage Capacity of 493,365 m3.**

	SQ M	SQ FT
Warehouse	27,409	295,029
Offices	1,391.6	14,979
	64.4	694
Gatehouse	23.0	248
<b>TOTAL GIA</b>	<b>28,888.2</b>	<b>310,949</b>

CLEAR HEIGHT	YARD DEPTH	DOCK DOORS	LEVEL ACCESS	CAR PARKING	VAN PARKING	HGV PARKING	FLOOR LOADING	RACK LEG LOADING	SECURE YARD	POWER SUPPLY	EV CHARGING
18m	50m	32	4	318	56	40	50KN/M2	12Tn	Yes	Up to 2.0MVA*	4**

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







# FOR A GREENER FUTURE

PLP MK 310 is built to the PLP environmental standard, incorporating a range of eco-conscious features.



\*Tenant upgrade



# PLP MK 310

BIRMINGHAM  
75 MILES

CENTRAL LONDON  
48 MILES



KINGSTON INDUSTRIAL ZONE

MAGNA PARK

TILBROOK INDUSTRIAL ESTATE

MARSTON GATE

(10 mins)

(10 mins)

J14

M1

J13

A421

A421

A4146

BOW BRICKHILL

PHASE 2

Design & Build up to  
1.15 million sq ft

V10 BRICKHILL ROAD

BLETCHLEY INDUSTRIAL ESTATE

A5

(16 mins)

M1 J11A

# UNRIVALLED ACCESSIBILITY

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.

# 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



## CUSHMAN AND WAKEFIELD

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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.