

PLP MK

MILTON KEYNES, MK17 9LG

PRIME 2.2 MILLION SQ FT  
LOGISTICS BUSINESS PARK




<b>OVERVIEW</b>	<b>4-5</b>
<b>LOCATION</b>	<b>6-11</b>
<b>DEMOGRAPHICS</b>	<b>12-17</b>
<b>LOCAL OCCUPIERS</b>	<b>18-23</b>
<b>MILTON KEYNES</b>	<b>24-29</b>
<b>THE DEVELOPMENT</b>	<b>30-37</b>
<b>SUSTAINABILITY</b>	<b>38-41</b>
<b>THE PLP COMMITMENT</b>	<b>36-39</b>

# PLP MK

UNITS AVAILABLE FROM 15,156 – 310,949 SQ FT  
DESIGN & BUILD UP TO 1.15 MILLION SQ FT

- Prime logistics business park
- Situated at the heart of the **Oxford to Cambridge Arc**
- Located just a **10 minute drive** from **Junctions 13 and 14** of the **M1 motorway**
- **89%** of **GB population** within **4.5 hr drive** time
- Delivering up to **2.2 million sq ft**
- **Phase 1 - 1.06 million sq ft**
- **Phase 2 - 43.5 acres**, design and build opportunities up to **1.15 million sq ft**
- Serviced, consented and **ready to go**
- Started on site **Q4 2021**
- PLP Commitment to delivering a **Phase 1 carbon net zero development** through **reducing carbon** and **offsetting**, in accordance with UKGBC **Net Zero Carbon Framework**
- **Best-in-class** working environment
- **3.8 km** total of **paths and cycle access**

M1 MOTORWAY J13 & J14   
10 minute drive time



MK 220  
220,570 SQ FT

MK 168  
168,444 SQ FT

MK 310  
310,949 SQ FT

MK 147  
147,015 SQ FT

MK 70  
LET TO Huel

MK 31  
31,737 SQ FT

MK 29  
29,999 SQ FT

MK 15  
15,156 SQ FT

MK 30  
30,023 SQ FT

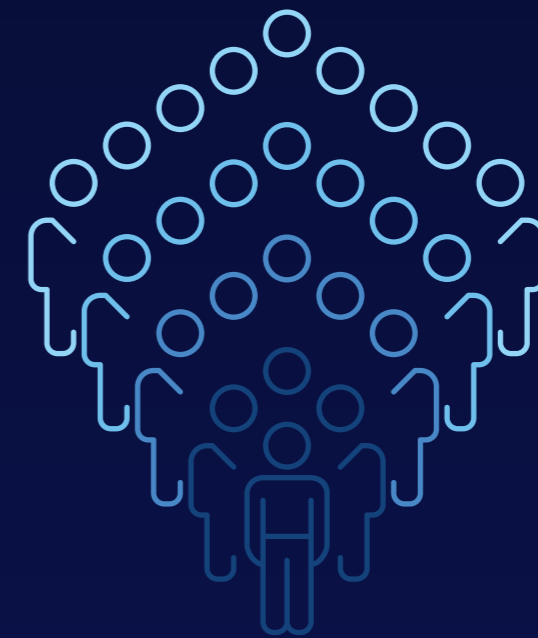
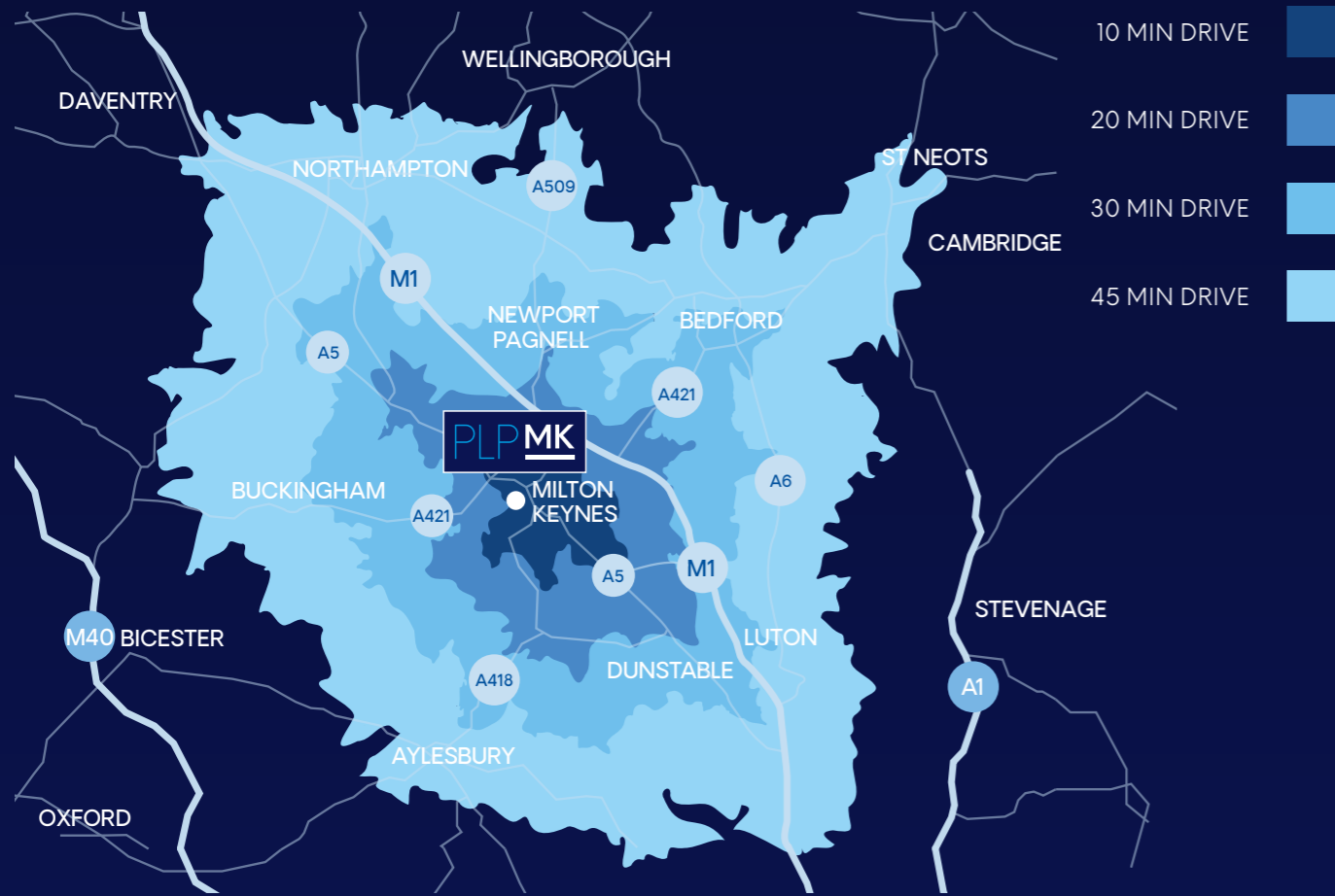
MK 37  
37,797 SQ FT

PHASE 2  
Build to suit up to  
1.15 million sq ft



# MILTON KEYNES

THE DESTINATION OF CHOICE TO SERVICE  
THE SOUTH EAST AND THE MIDLANDS



10 MIN DRIVE  
37,200 PEOPLE

20 MIN DRIVE  
179,100 PEOPLE

30 MIN DRIVE  
351,600 PEOPLE

45 MIN DRIVE  
841,500 PEOPLE

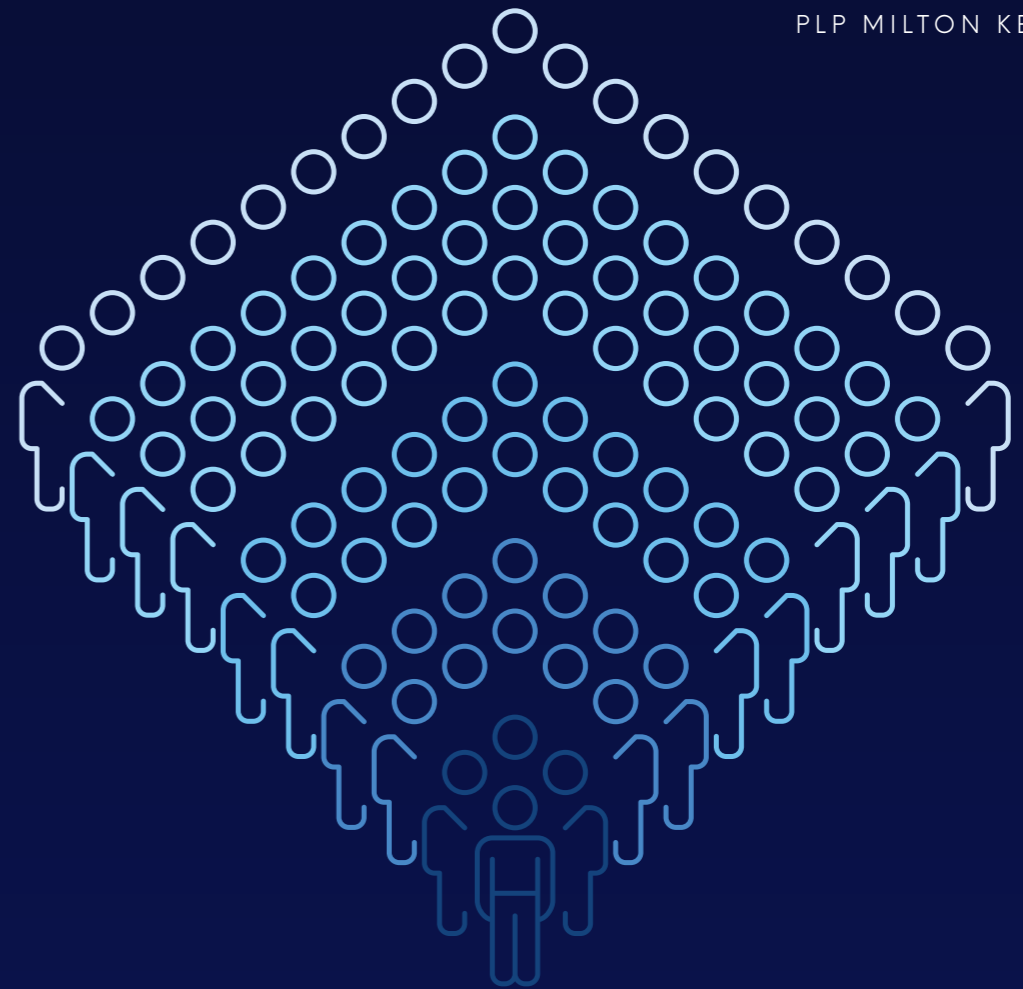
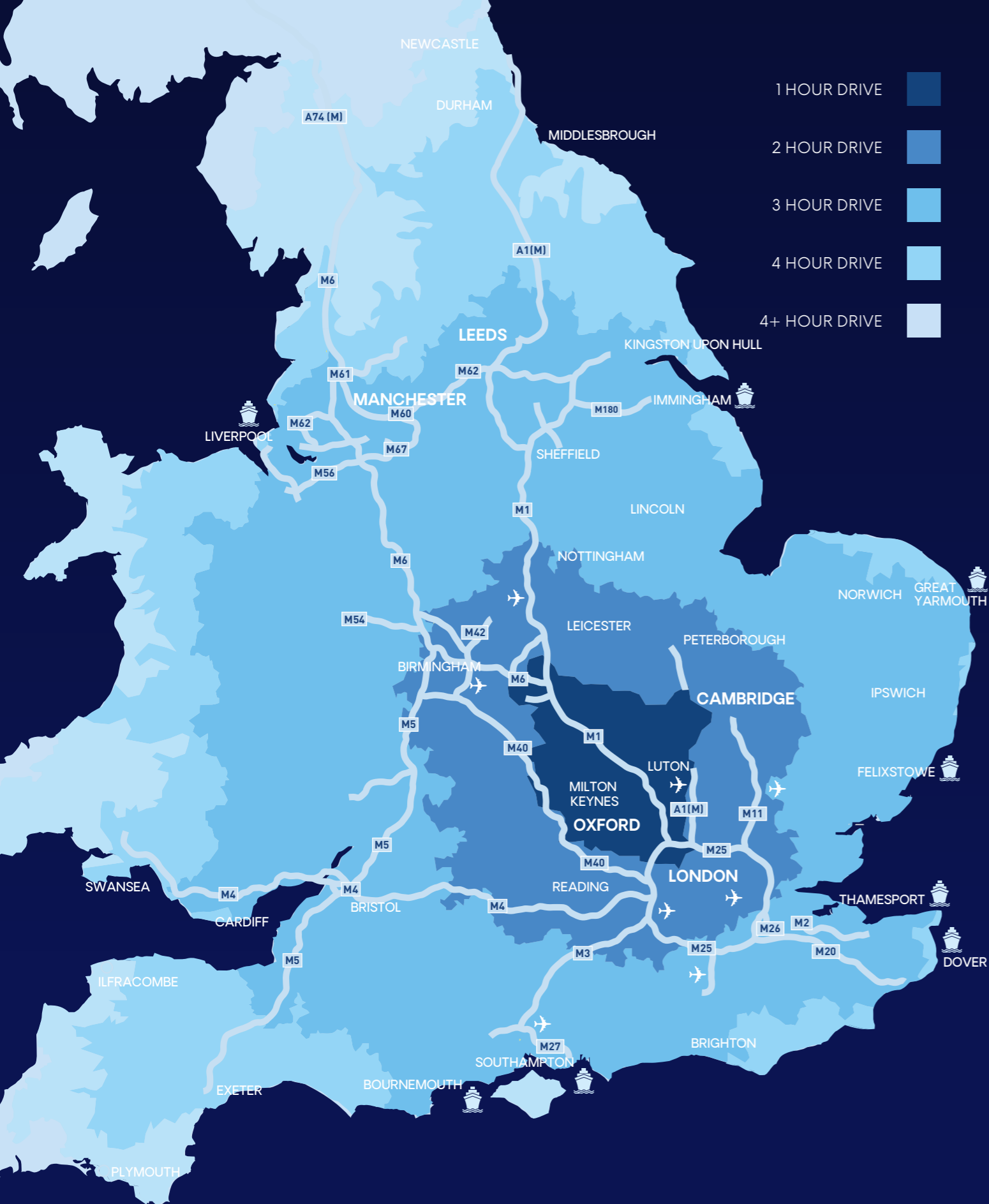
### IMMEDIATE ACCESS TO M1 J13/14

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

It provides businesses with optimum multimodal access to the UK and Europe including the Midlands and the high-income London and South East markets.

# FROM LOCAL...

The total population and the population of working age in each of the four Milton Keynes drive-times is expected to increase more rapidly than the corresponding growth for Great Britain.



**1 HOUR DRIVE**  
2,817,883 PEOPLE

**2 HOUR DRIVE**  
24,218,093 PEOPLE

**3 HOUR DRIVE**  
44,008,150 PEOPLE

**4.5 HOUR DRIVE**  
58,057,134 PEOPLE  
89% GB POPULATION

# ...TO NATIONAL

ROAD	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

SOURCE: CACI / GOOGLE MAPS

# IT ALL ADDS UP IN MILTON KEYNES...

## LABOUR PROFILE

# 82.2%

82.2% of the population of Milton Keynes is economically active

## SURROUNDING WORKFORCE

# 841,500

Drive times for economically active:

10 mins: 37,200    30 mins: 351,600  
20 mins: 179,100    45 mins: 841,500

## POPULATION

## WORKING AGE POPULATION

# 270,200    168,400

## ENTERPRISES

# 14,000

Over 14,000 individual business enterprises

## JOB SEEKERS

# 9,900

9,900 economically inactive and wanting employment

## INDUSTRIES

# 15,000    19,000

15,000 people employed in the manufacturing sector

19,000 employed in the transport and storage sector - more than surrounding Northampton and Bedford.

## LABOUR GROWTH

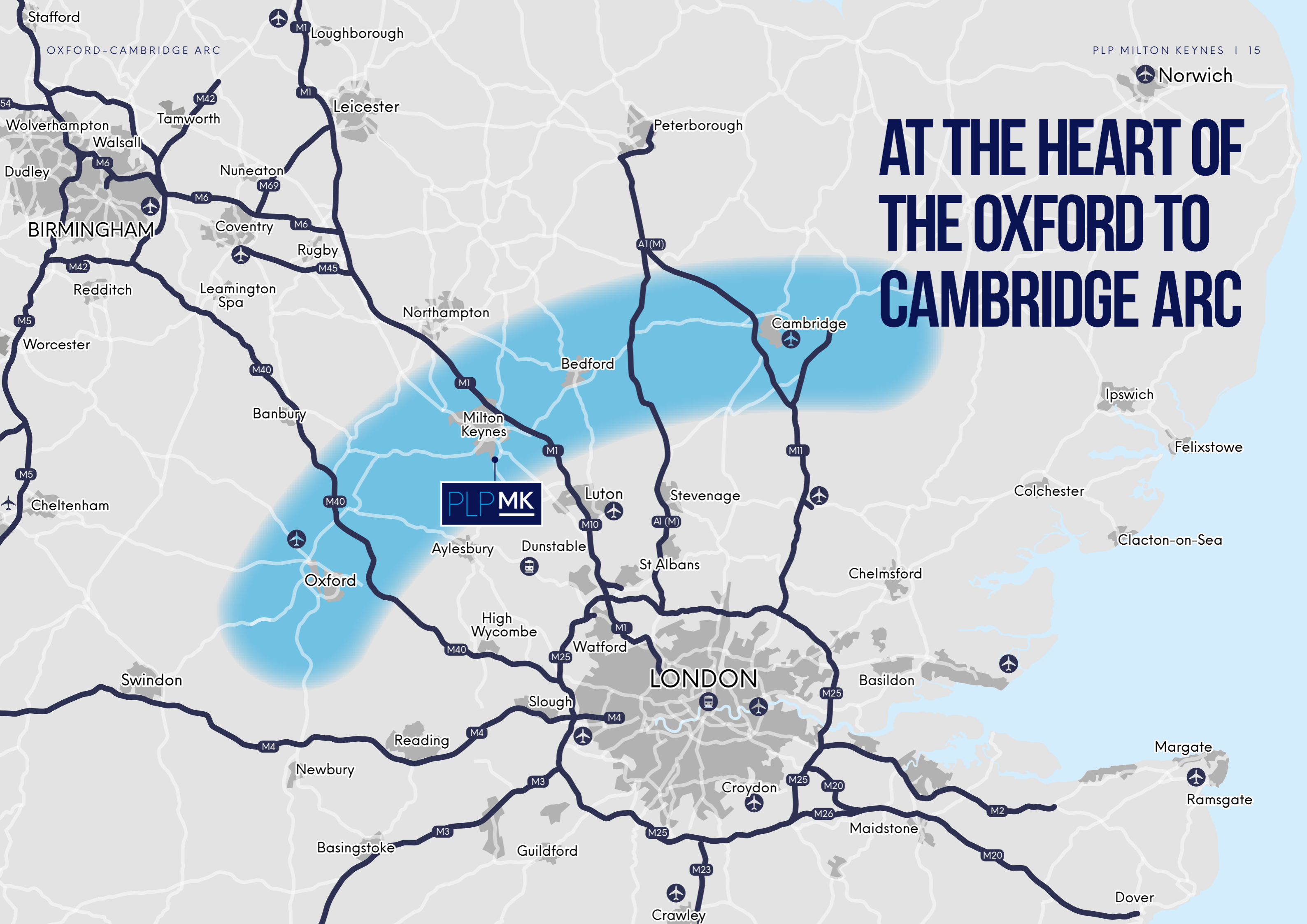
# 7.8%

Working age population within a 30 min drive time is projected to increase by 7.8% by 2030 (51,460 people)

# 51,460

SOURCE: Nomis and JLL Milton Keynes Labour market data and competition analysis report

# AT THE HEART OF THE OXFORD TO CAMBRIDGE ARC



PLP MK



# THE ARC; HOME TO SOME OF THE UK'S MOST INNOVATIVE TOWNS AND CITIES

## THE ARC

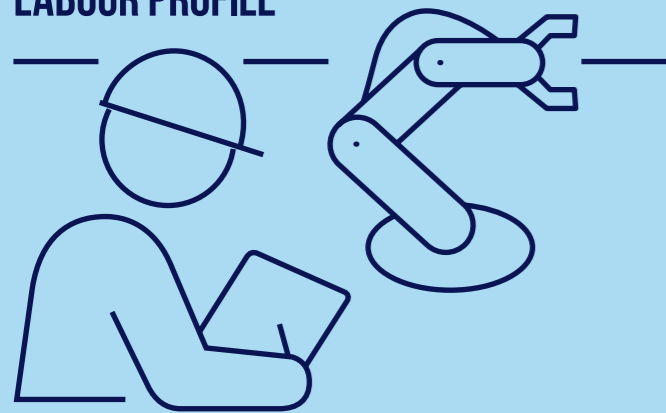


The Oxford-Cambridge Arc (the Arc) is a globally significant area between Oxford, Milton Keynes and Cambridge. It supports over two million jobs, adds over £110 billion to the economy every year and houses one of the fastest growing economies in the UK.

For this reason, the Arc will see significant new housing development over the long term, to accommodate the influx of people and jobs.

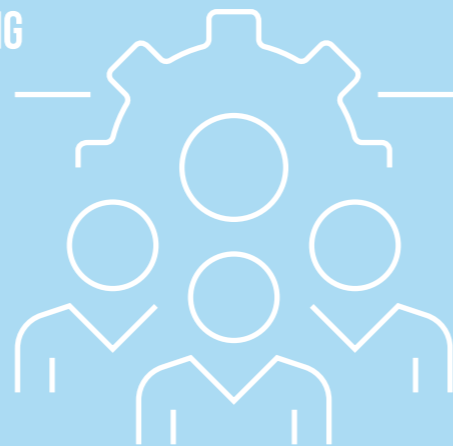
The Government plans to establish an Arc Growth Body to help unleash the area's potential as a global innovation powerhouse through international promotion.

## LABOUR PROFILE



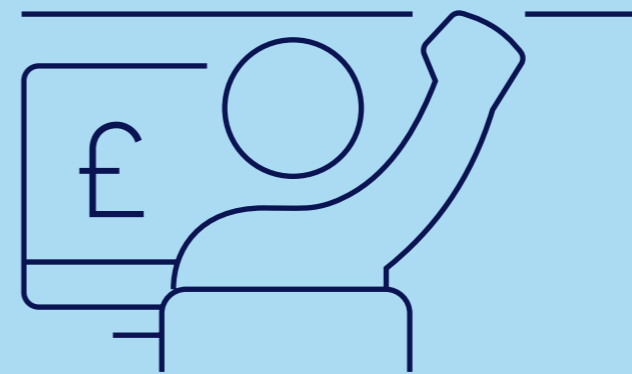
Milton Keynes is home to one of the UK's outstanding Digital Tech clusters, serving diverse industry sectors including FinTech, HealthTech, EdTech and High-Performance Engineering.

## SURROUNDING WORKFORCE



Milton Keynes has the highest number of employees in professional, scientific and technical activities, with 19,000 people employed in this sector living within a 45 minute drive time, compared to neighbouring Bedford and Northampton.

## 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.

## ENTERPRISES



World-class ICT university knowledge and education.

## TECH HUB



An ICT workforce rivalling the UK's major cities in scale, home to 3,750 ICT companies.

## JOB SEEKERS



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

## LABOUR SUPPLY



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

## LOCAL OCCUPIERS



A unique technology ecosystem delivers the specific capabilities demanded by companies serving performance-driven sectors including motorsport, automotive, aerospace, defence and healthcare.

# MK: DELIVERING FOR LONDON AND THE SOUTH EAST

## KEY

Major transport hubs



# JOIN THE VERY BEST



PLP MK IS SITUATED IN ONE OF EUROPE'S PREMIER DISTRIBUTION LOCATIONS, WITH THOUSANDS OF BUSINESSES CHOOSING TO LOCATE HERE. LEADING OCCUPIERS INCLUDE:



SIEMENS



MKODONS



MILTON KEYNES CENTRAL



CHARLES TYRWHITT

Marshall

ASDA

JOHN LEWIS



CALDECOTTE LAKE



# ONE OF BRITAIN'S MOST SUCCESSFUL BUSINESS LOCATIONS

**118,273**  
Total homes 2021

## CONTINUED EXPANSION

**164,273**  
Total homes 2050

Milton Keynes continues its expansion with over 250 acres of development in the pipeline, to deliver over 46,000 new homes by 2050 and 247 acres of employment land.



## OVER £1 BILLION OF PRIVATE INVESTMENT

Over £1 billion of private investment committed in the last 10 years has seen the development of the town's infrastructure and a transformation of its cityscape.



## TOWN OF THE FUTURE

The Milton Keynes Strategy for 2050 sets the city's ambitions for its next generation with plans to make it a globally leading green and cultural city that will provide jobs, easy travel and high-quality homes for everyone. It will also offer market-leading learning opportunities and build safe communities to support health and wellbeing.

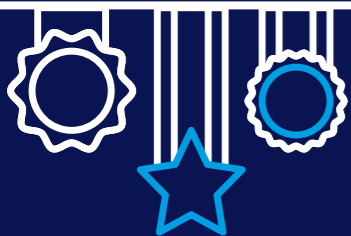
## RECENT BEGINNINGS

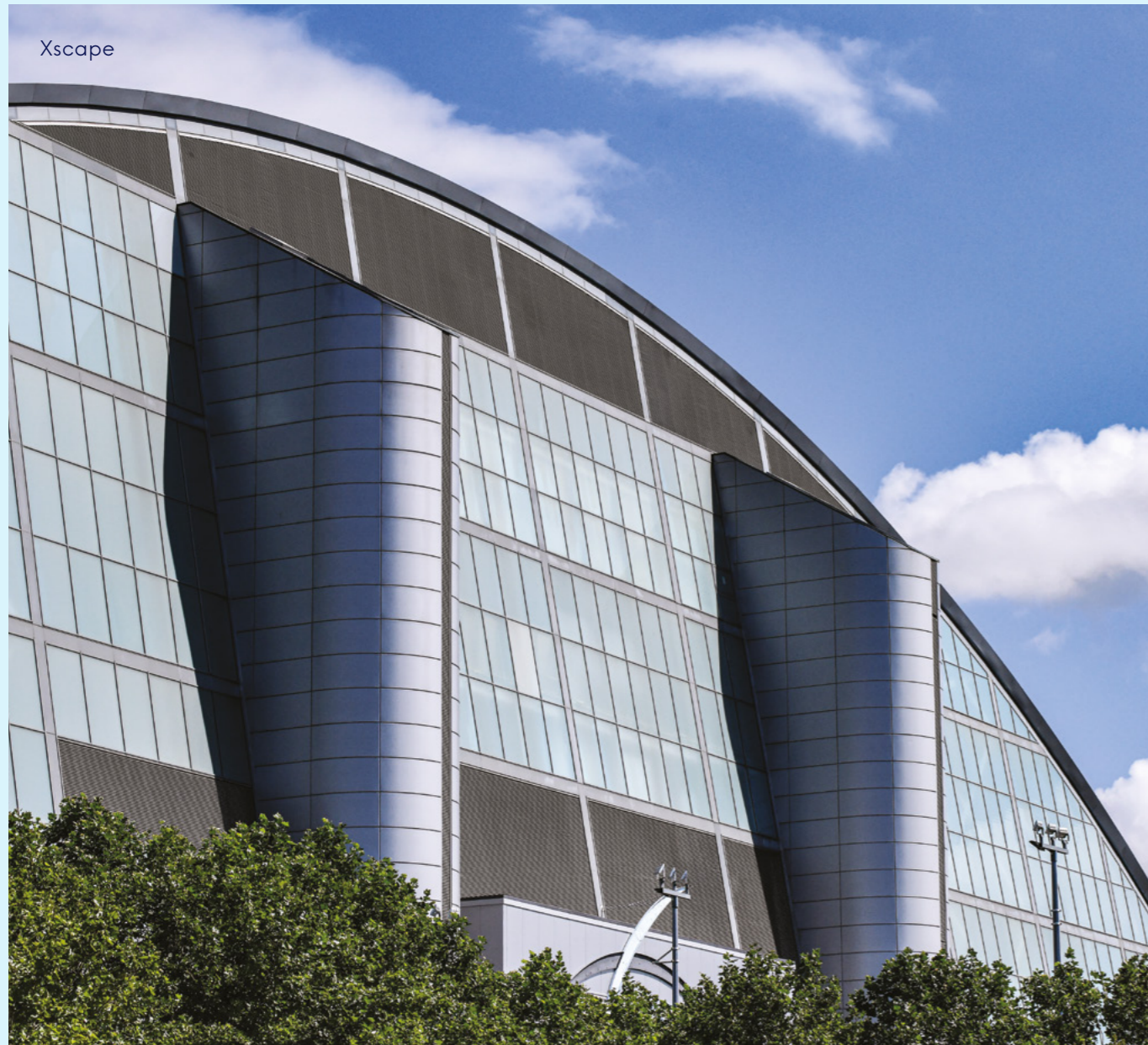
Since its designation in 1967, Milton Keynes has become the UK's largest and fastest growing New Town. Originally built to accommodate London's housing overspill, it has since become one of Britain's most successful commercial hubs.



## BUSINESS SUCCESS

Milton Keynes has attracted over 800 inward investors and has the highest density of North American, German, Japanese and Taiwanese companies in the UK outside of London, making it a leading destination for business, professional and financial services.





Xscape

## CULTURE

Milton Keynes is a modern destination boasting a high quality built environment and a wealth of green space. With so many benefits to offer businesses and employees, it is no surprise that its population is continuing to grow as more and more people choose to live here.

Home to a vast array of cultural attractions, Milton Keynes has a thriving arts scene, renowned heritage, and flourishing sporting communities.

The newly expanded contemporary MK Gallery hosts touring exhibitions, workshops and children's craft events.

The world famous Bletchley Park has become a vibrant heritage attraction, with fascinating wartime history and beautiful gardens.

Set to become a 75,000 capacity outdoor arena, The National Bowl Milton Keynes will host some of the world's most famous artists and events.

The area hosts one of the largest annual charity Dragon Boat Festivals, and has done for the last 18 years, as well as a selection of other events including MK City Fest, Art in the Park, Shakespeare in the Park and Proms in the Park.



Bletchley Park



Centre:MK



Centre:MK

## AMENITIES

Milton Keynes offers a wide variety of high-quality retail, entertainment and leisure destinations. Restaurants, cafes and bars are never in short supply - with independent and recognisable brands including: Prezzo, Byron, Pret A Manger, Wagamama, Be At One, The Old Beams, Brasserie Blanc and Paris House.

Outdoor space is in abundance too, with 6,000 acres of parkland and woodland, over 150 public art sculptures, 21 km of canal towpaths and over 270 km of secure Redway cycle routes - there's space for everyone to explore.



Public Art Sculptures



**Nurseries**

7 nurseries within 2.5 miles

**Gyms**

5 gyms with a 5 minute drive

**Leisure and Wellbeing**

MKPT - Direct link to 11 parks, including 80 km of dedicated leisure routes.

1. Woburn Golf club
2. Center Parcs Woburn
3. Xscape/Snozone
4. Big Rock climbing centre
5. Wavedon Golf Academy

**Culture**

Milton Keynes is a thriving culture hub with a variety of theatres and galleries.

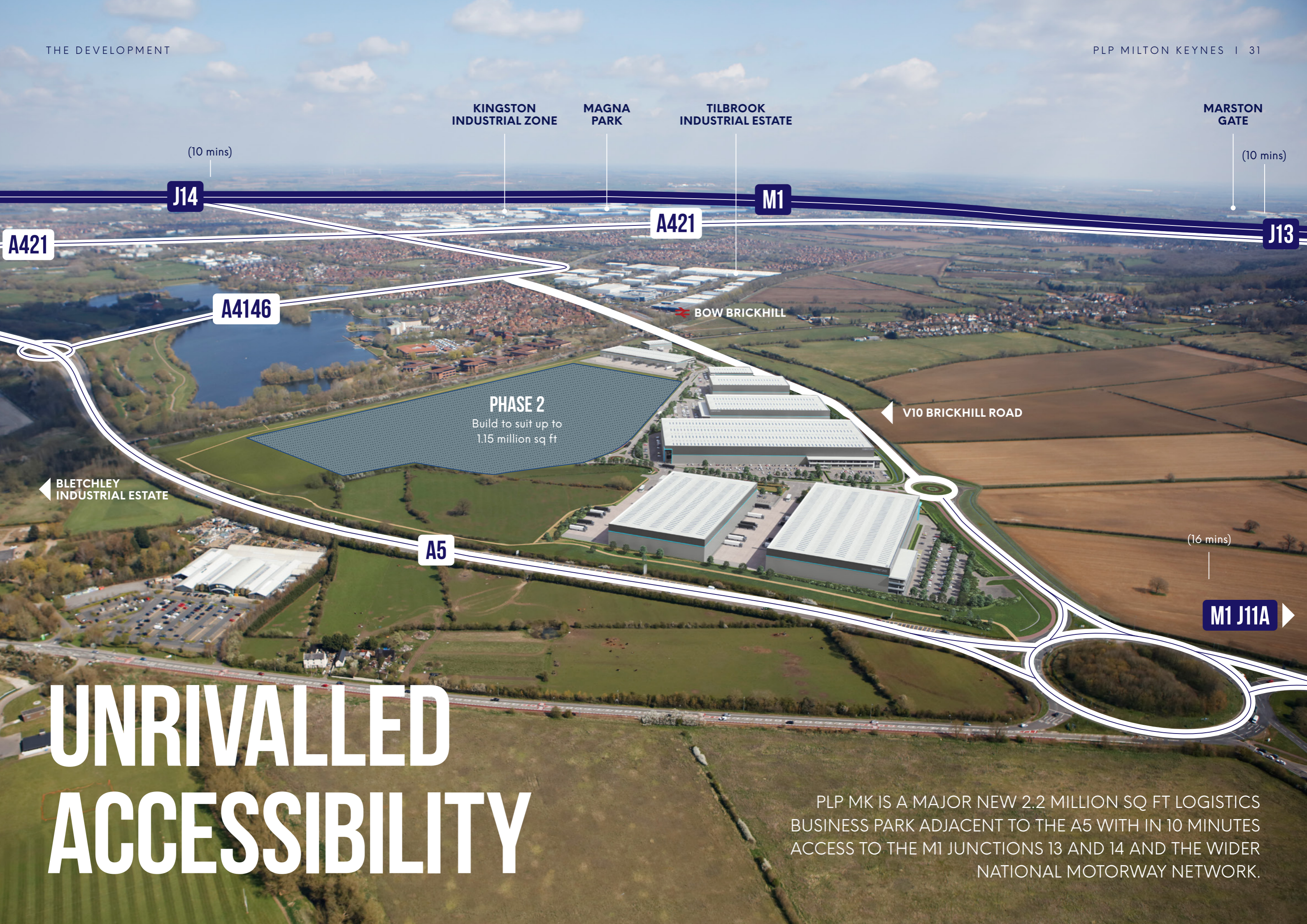
**Restaurants and Bars**

Milton Keynes enjoys upwards of 350 restaurants.

**Supermarkets**

There are 28 supermarkets within a 10 minute drive.





KINGSTON INDUSTRIAL ZONE

MAGNA PARK

TILBROOK INDUSTRIAL ESTATE

MARSTON GATE

(10 mins)

(10 mins)

J14

M1

J13

A421

A421

A4146

BOW BRICKHILL

PHASE 2

Build to suit 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 WITH IN 10 MINUTES ACCESS TO THE M1 JUNCTIONS 13 AND 14 AND THE WIDER NATIONAL MOTORWAY NETWORK.



# PLP MK: EXCEEDING INDUSTRY STANDARDS

Aerial photograph of PLP MK  
October 2023

# PHASE 1

START Q4 2021

14,959 – 310,949 SQ FT

- PHASE 1
- PHASE 2



**PHASE 2**  
43.5 acres, design and build up to 1.15 million sq ft

## SPECIFICATION

UNIT	CLEAR HEIGHT	YARD DEPTH	DOCK DOORS	LEVEL ACCESS	CAR PARKING	VAN PARKING	HGV PARKING
MK 220	18 m	50 m	22	4	233	36	42
MK 168	18 m	50 m	14	2	175	-	17
MK 310	18 m	50 m	32	4	318	56	40
MK 147	15 m	50 m	14	2	159	-	47
MK 70	15 m	50 m	6	2	78	-	21
MK 31	8 m	40 m	-	4	35	-	4
MK 15	8 m	35 m	-	2	16	-	-
MK 37	8 m	40 m	1	4	33	-	-
MK 29	8 m	40 m	-	3	26	-	-
MK 30	8 m	40 m	-	3	26	-	-

SITE AREA – 134 ACRES

## ACCOMMODATION

UNIT	WAREHOUSE		OFFICES		GATEHOUSE		PLANT DECK		TOTAL GIA	
	SQ M	SQ FT	SQ M	SQ FT	SQ M	SQ FT	SQ M	SQ FT	SQ M	SQ FT
MK 220	18,967	204,165	1,440	15,506	23	248	61	652	20,491	220,570
MK 168	14,462	155,674	1,124	12,101	23	248	39	421	15,649	168,444
MK 310	27,409	295,029	1,392	14,979	23	248	64	694	28,888	310,949
MK 147	12,309	132,489	1,255	13,511	23	248	71	768	13,658	147,015
MK 70	6,072	65,355	600	6,455	-	-	-	-	6,671	71,810
MK 31	2,690	28,960	258	2,778	-	-	-	-	2,948	31,737
MK 15	1,316	14,165	92	991	-	-	-	-	1,408	15,156
MK 37	3,284	35,348	228	2,449	-	-	-	-	3,511	37,797
MK 29	2,556	27,510	231	2,490	-	-	-	-	2,787	29,999
MK 30	2,553	27,483	236	2,541	-	-	-	-	2,789	30,023
<b>TOTAL</b>	<b>91,619</b>	<b>986,178</b>	<b>6,856</b>	<b>73,800</b>	92	991	235	2,534	<b>98,803</b>	<b>1,063,503</b>

## BUSINESS PARK ENVIRONMENT

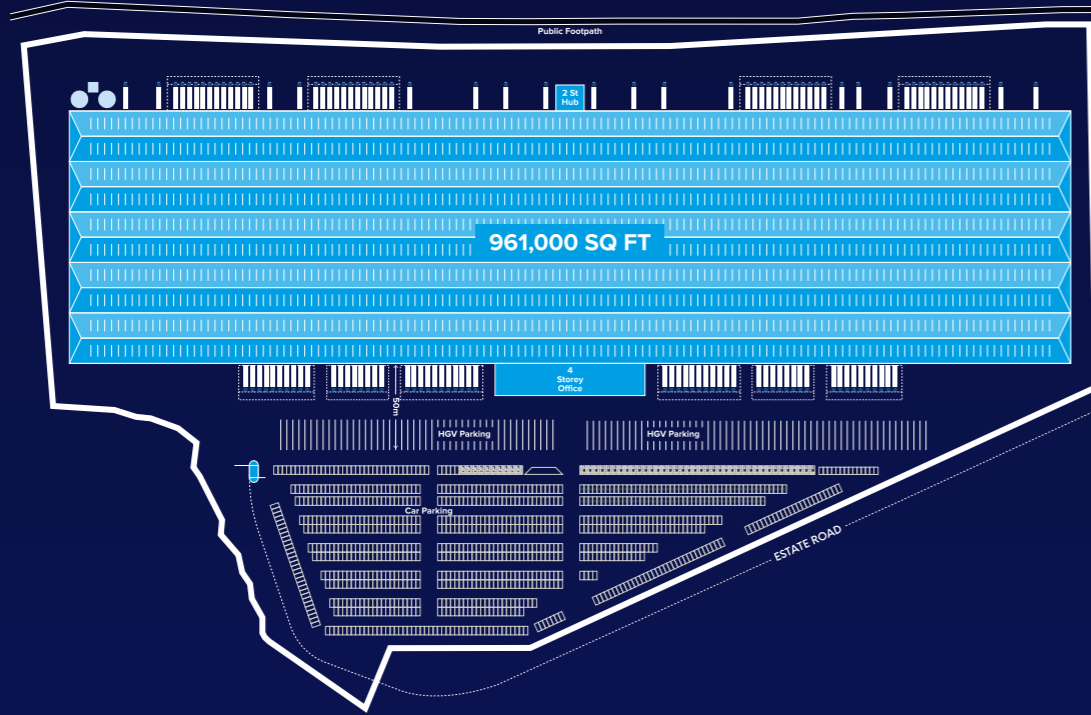
- BOULEVARD STYLE INTERNAL ROADS 30% WIDER THAN STANDARD (10 M VS. 7.5 M)
- 1.6 KM OF REDWAY CYCLE PATHS
- 909M PUBLIC RIGHT OF WAY
- 9.4 ACRES OF ESTATE LEISURE PARKLAND AND HISTORIC ARCHAEOLOGICAL SITE
- 1,316 M OF FOOTPATHS
- 26.3 ACRES OF OPEN GRASSLAND AND MEADOWS FOR LEISURE USE AND WELLNESS

# PHASE 2: BUILD TO SUIT

Phase 2 is a 43.5 acre site providing occupiers with uncompromised 'build to suit' flexibility, accommodating up to 1 million sq ft in a single building and a market leading clear internal height to haunch of 21 m.

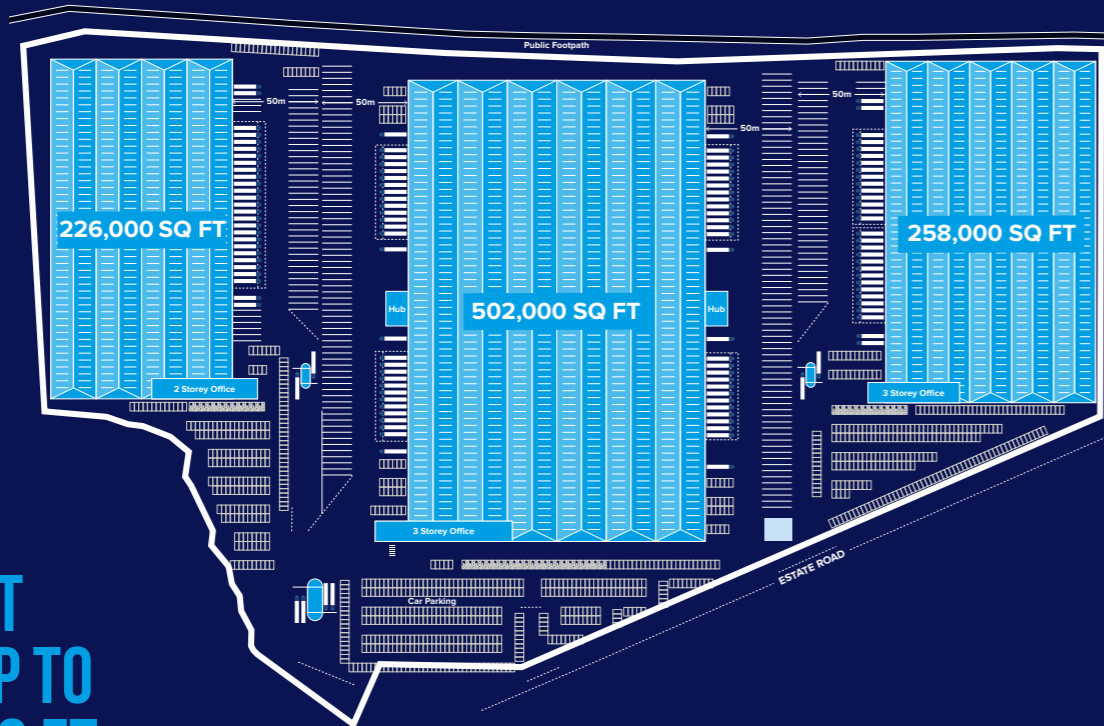
Each building will be constructed to the 'PLP standard' Net Zero Carbon ready design exceeding industry standards and meeting all of our customers' requirements.

## OPTION ONE



**SINGLE UNIT UP TO 1,100,000 SQ FT**

## OPTION TWO



**MULTI-UNIT SCHEME UP TO 502,000 SQ FT**



\*Indicative Layouts

\*Indicative Images

# FOR A BRIGHTER FUTURE

**£1.2 MILLION**

Bio-diversity offsetting contribution - habitats in accordance with the Milton Keynes Biodiversity Offsetting Scheme



**17 ACRES**

The creation of 17 acres of lowland meadows and investment in public open spaces across the town

**£1.66 MILLION**

Carbon offset contribution in accordance with the council's sustainable Contribution Supplementary Planning Document (2007)



Pedestrian and cycle access, with integration into the Milton Keynes Redway cycle network through the estate spine road and through the informal public space, plus a contribution to improvements to the pedestrian route to Bow Brickhill Station



On-site bus stop plus investment in improvements to local bus routes



Extensive on-plot provision for cycle storage, maintenance and showering facilities

**9.4 ACRES**

Archaeological protection



Electric vehicle charging points throughout the scheme



Green future proofing to allow occupiers to install up to 100% PV roof coverage



Ecological protection and mitigation for reptiles, bats, badgers, nesting birds and the watercourse



**£250,000**

Investment in public art



Supporting the community with financial investment in social and emergency services

PLP MK WILL BE BUILT TO THE PLP ENVIRONMENTAL STANDARD. INCORPORATING A RANGE OF ECO-CONSCIOUS FEATURES THAT WILL BOTH BENEFIT OUR PLANET AND ENHANCE THE LIVES OF THOSE VISITING AND WORKING AT THE SITE.

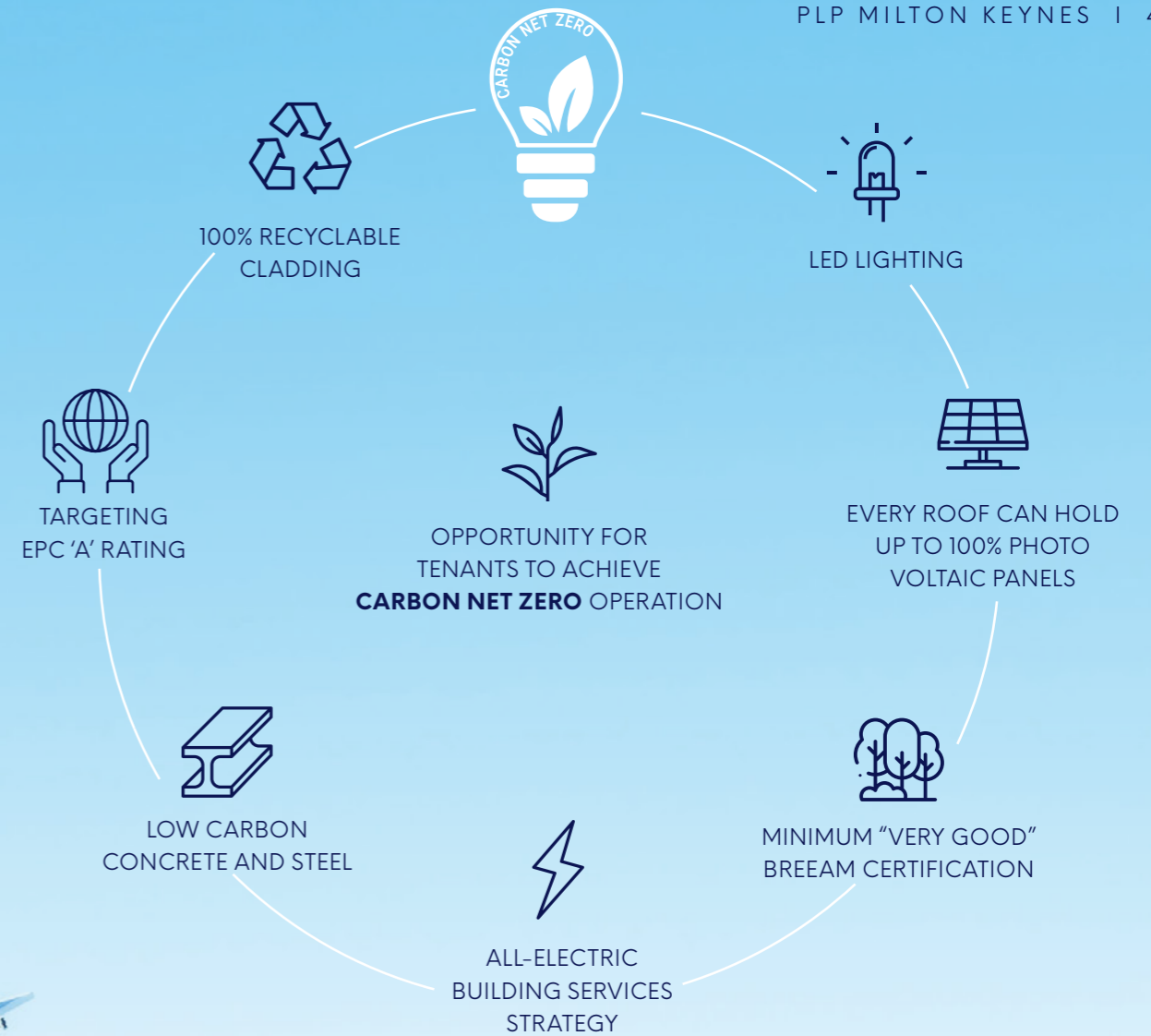
# DELIVERING CARBON NET ZERO DEVELOPMENTS

Working with Turley Sustainability and Natural Capital Partners, leading experts in net zero and climate finance, PLP is delighted to announce their commitment to deliver all new speculative developments as carbon net zero in accordance with the UK Green Building Council Net Zero Buildings Framework.

New buildings will be net zero ready through reducing and then offsetting remaining construction carbon via high-quality international projects, 50% Cookstove project Ghana and 50% global renewable energy.

The carbon net zero concept combines carbon net zero construction with carbon net zero design including targeting an EPC A rating and an all-electric building services strategy. PLP also double any solar PV requirement of the local planning authority. This enables tenants to achieve carbon net zero operation by utilising built in renewable energy features and procuring appropriate renewable energy supplies.

To reduce construction carbon, PLP utilises smart materials such as 100% recyclable cladding systems plus low carbon concrete and steel. Remaining carbon emissions are addressed via the purchase of high quality carbon offsets to achieve carbon net zero construction at practical completion in accordance with the UKGBC Framework.



# THE PLP COMMITMENT



Photograph of MK 310 warehouse  
18M clear height to haunch

**PLP**  
**SPECIALIST DEVELOPER,  
MANAGER AND OWNER  
OF UK LOGISTICS REAL ESTATE**

ESTABLISHED IN 2015, PLP IS A SPECIALIST UK LOGISTICS AND INDUSTRIAL PROPERTY BUSINESS. THE FULL SERVICE PLATFORM DEVELOPS, MANAGES AND OWNS PRIME-GRADE UK LOGISTICS REAL ESTATE WITH IN-HOUSE MANAGEMENT EXPERTISE ACROSS ALL KEY CAPABILITIES INCLUDING ACQUISITIONS AND SOURCING, DEVELOPMENT, LEASING AND ASSET MANAGEMENT.

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