

A development by

EQUATION  
PROPERTIES

BentallGreenOak 



# CODE

MILTON KEYNES MK1 1DR

**To Let** - Two high quality industrial/distribution  
warehouses 140,566 and 20,914 SQ FT

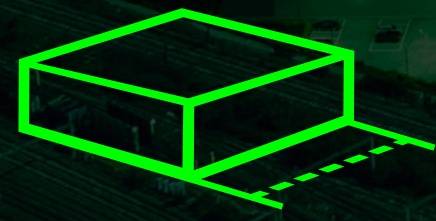
**Available from Q3 2022.**

Third Avenue, Bletchley,  
Milton Keynes, MK1 1DR



## CODE IS A NEW INDUSTRIAL/DISTRIBUTION DEVELOPMENT LOCATED IN MILTON KEYNES, STRATEGICALLY SITUATED IN THE CENTRE OF THE ESTABLISHED MILTON KEYNES TOWN INDUSTRIAL AREA.

The site spans 7 acres and will consist of two high quality warehouses of 140,566 and 20,914 sq ft, available from Q3 2022. Code is an exemplary development for a broad range of occupiers seeking to optimise their business activities in the Midlands and the rest of the UK.



New industrial/distribution units up to 140,566 SQ FT. Available from Q3 2022.



BREEAM 'Excellent' EPC A rating.



Prominent location 1 mile from the A5, with direct access to the M1.



Excellent local labour pool of 145,600 economically active population with a 30 minute drive. (Source: Nomis)



Enhanced quality private estate with landscaped environment.



EV charging points provided with provision to future-proof occupier fleet requirements.



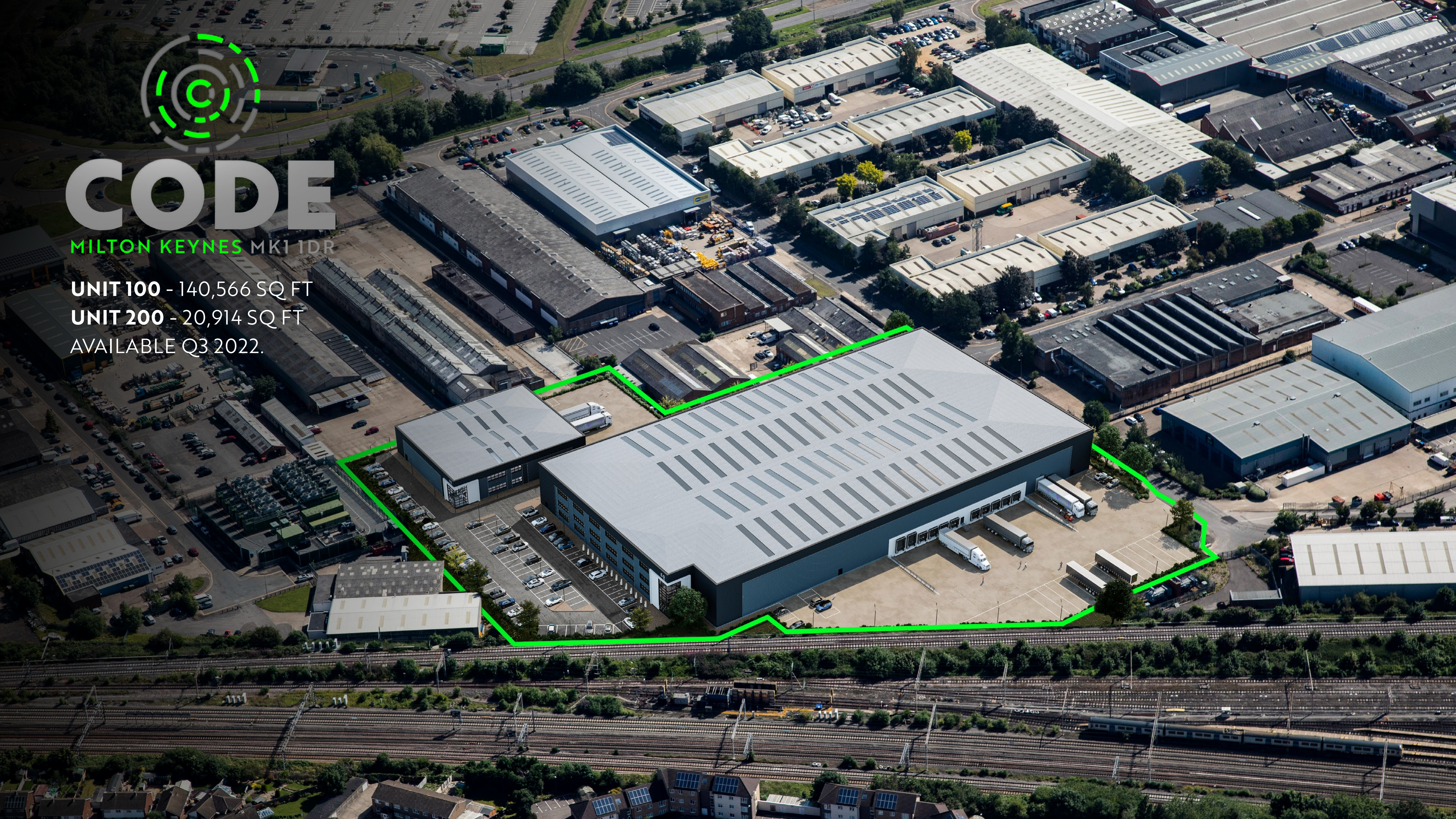
# CODE

MILTON KEYNES MK1 1DR

**UNIT 100** - 140,566 SQ FT

**UNIT 200** - 20,914 SQ FT

AVAILABLE Q3 2022.





# BLUEPRINTS

## UNIT 1

|                         | SQ FT          |
|-------------------------|----------------|
| WAREHOUSE AREA          | 125,324        |
| OFFICE (INCL. GF CORE)  | 15,242         |
| <b>TOTAL AREA (GEA)</b> | <b>140,566</b> |

SUBJECT TO FINAL MEASUREMENT

|                              |                 |
|------------------------------|-----------------|
| HAUNCH HEIGHT                | <b>12.5M</b>    |
| LEVEL ACCESS LOADING DOORS   | <b>1</b>        |
| DOCK LOADING DOCKS           | <b>11</b>       |
| CAR PARKING SPACES           | <b>143</b>      |
| HGV PARKING SPACES           | <b>13</b>       |
| CYCLE PARKING SPACES         | <b>20</b>       |
| MOTORCYCLE PARKING SPACES    | <b>3</b>        |
| ELECTRIC CAR CHARGING POINTS | <b>14</b>       |
| YARD DEPTH                   | <b>50M</b>      |
| POWER SUPPLY                 | <b>1180 kVa</b> |

## UNIT 2

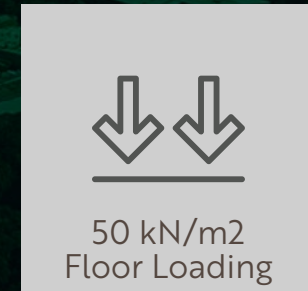
|                         | SQ FT         |
|-------------------------|---------------|
| WAREHOUSE AREA          | 18,147        |
| OFFICE (INCL. GF CORE)  | 2,767         |
| <b>TOTAL AREA (GEA)</b> | <b>20,914</b> |

SUBJECT TO FINAL MEASUREMENT

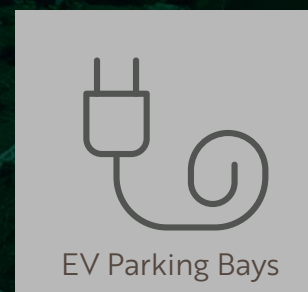
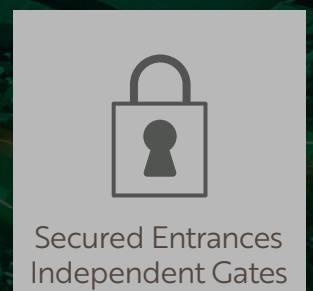
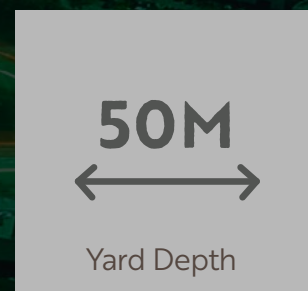
|                              |                |
|------------------------------|----------------|
| HAUNCH HEIGHT                | <b>8M</b>      |
| LEVEL ACCESS LOADING DOORS   | <b>2</b>       |
| CAR PARKING SPACES           | <b>24</b>      |
| CYCLE PARKING SPACES         | <b>20</b>      |
| MOTORCYCLE PARKING SPACES    | <b>2</b>       |
| ELECTRIC CAR CHARGING POINTS | <b>2</b>       |
| YARD DEPTH                   | <b>32M</b>     |
| POWER SUPPLY                 | <b>300 kVa</b> |

|                         |                |
|-------------------------|----------------|
| <b>TOTAL AREA (GEA)</b> | <b>161,480</b> |
|-------------------------|----------------|

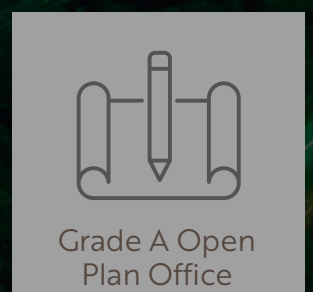
## WAREHOUSE



## EXTERNAL



## OFFICES





SQ FT  
161,480

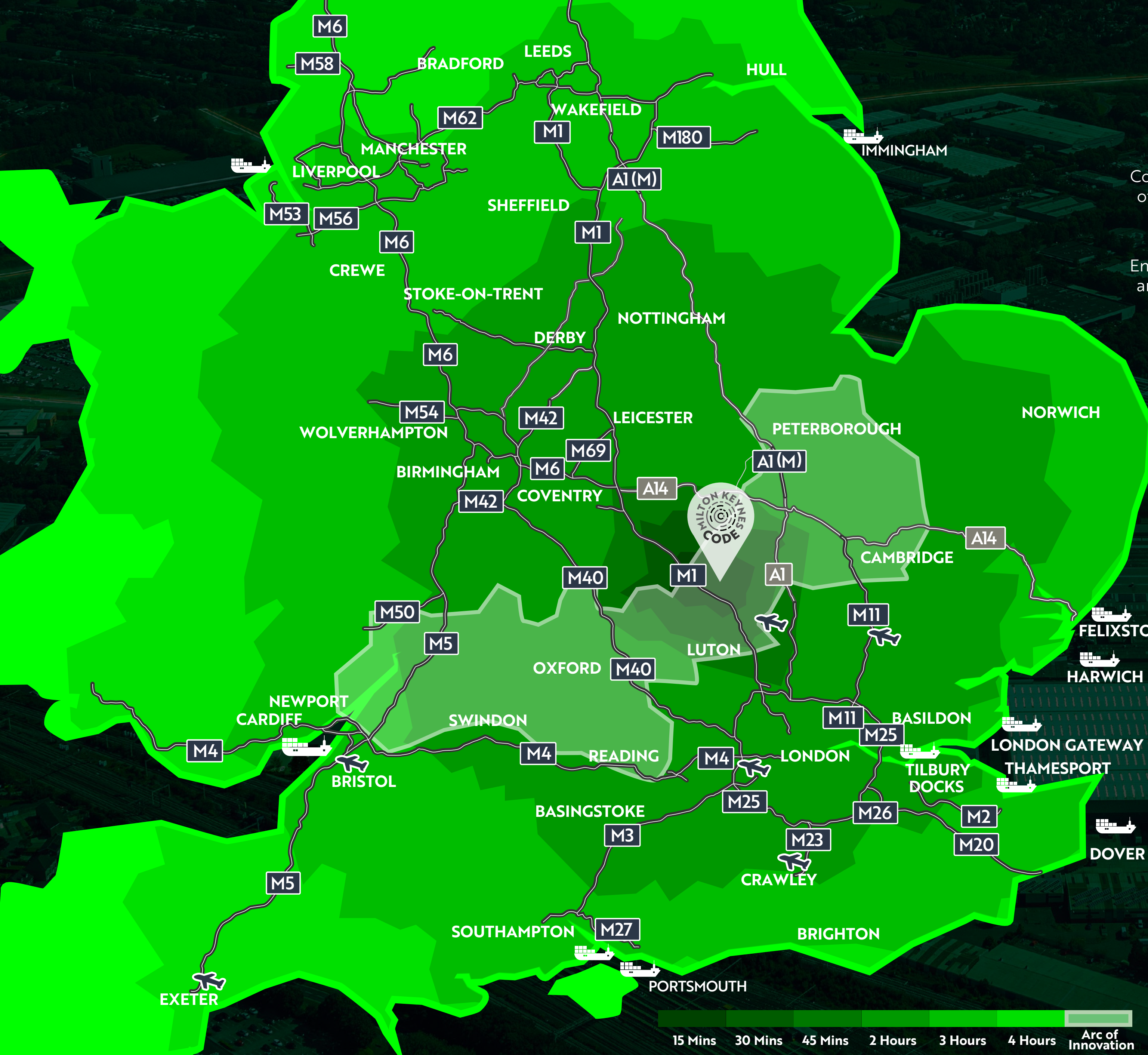
TOTAL AREA (GEA)



# STRATEGIC

Code is strategically located on Third Avenue, an established industrial area to the south of Milton Keynes centre with good access to the A5 arterial road which links to the M1 at J11a to the South. The M1 can also be reached via J13 (8 miles) or J14 (6 miles).

Code, Milton Keynes sits within the 'Arc of Innovation' – an area identified by the Enterprise Research Centre. It stretches from Cambridge through the southeast Midlands and along the M4 corridor to Oxfordshire and Gloucestershire and is part of the 'Golden Triangle', home to London & Oxbridge universities along with organisations working in the bioscience, food tech, high performance and high tech engineering sectors. The 'Arc of Innovation' is a magnet for inward investment and Code can accommodate businesses looking to capitalise from this economic strength.



## AIRPORTS

|                     | DISTANCE | JOURNEY      |
|---------------------|----------|--------------|
| LONDON LUTON        | 22 MILES | 31 MINS      |
| BIRMINGHAM          | 52 MILES | 1 HR 8 MINS  |
| HEATHROW            | 55 MILES | 1 HR 2 MINS  |
| LONDON CITY AIRPORT | 68 MILES | 1 HR 26 MINS |
| EAST MIDLANDS       | 71 MILES | 1 HR 16 MINS |
| GATWICK AIRPORT     | 88 MILES | 1 HR 38 MINS |

## PORTS

|                | DISTANCE  | JOURNEY      |
|----------------|-----------|--------------|
| LONDON GATEWAY | 76 MILES  | 1 HR 30 MINS |
| FELIXSTOWE     | 115 MILES | 2 HRS 7 MINS |
| SOUTHAMPTON    | 104 MILES | 2 HRS 5 MINS |

## PLACES

|            | DISTANCE | JOURNEY      |
|------------|----------|--------------|
| M1 J14     | 7 MILES  | 13 MINS      |
| M1 J13     | 11 MILES | 17 MINS      |
| LONDON M25 | 29 MILES | 36 MINS      |
| BIRMINGHAM | 73 MILES | 1 HR 20 MINS |

## RAIL FREIGHT

|       | DISTANCE | JOURNEY |
|-------|----------|---------|
| DIRFT | 37 MILES | 46 MINS |

[www.rac.co.uk/route-planner](http://www.rac.co.uk/route-planner)

# REGIONAL

Code is situated in the premier location for industrial and logistics in the vicinity of Milton Keynes, with the majority of the area occupied by national and international companies. Excellent transport links and a magnitude of amenities are some of the key benefits of the development.



# LOCAL

- FITNESS
- HOTELS
- SUPERMARKETS
- FUEL STATIONS
- RESTAURANTS
- SHOPPING
- CINEMA

M1

MAGNA PARK MK

A5

YOKOHAMA

YAMAHA

TESCO

DOMINOS

BIBBY DISTRIBUTION

STADIUM MK

BLETCHAM WAY

ROYAL MAIL

TOOLSTATION

IKEA

BLETCHAM WAY

SCREWFIX

TRAVIS PERKINS



SELCO

EDMUNDSON ELECTRICAL

MARSHALL

MATALAN

B4034

SIEMENS

CHARLES TYWRITT



# SUSTAINABILITY

# PROVEN

Equation Properties continue to provide quality logistics solutions throughout the UK.

|  |  |  |  |
|--|--|--|--|
| <p>BREEAM UK NEW CONSTRUCTION 2018 (SHELL &amp; CORE)</p>  <p>'Excellent' Rating</p>                                    | <p>ENERGY PERFORMANCE CERTIFICATE</p>  <p>A Rating for excellent energy performance.</p>  | <p>NATURAL LIGHT</p>  <p>Optimised use of natural light with 15% roof lights and excellent office visibility.</p>      | <p>RENEWABLE TECHNOLOGIES</p>  <p>Solar PVs and air source heat pumps provide reduced energy consumption and CO2 emissions.</p> |
| <p>RESPONSIBLE SOURCING</p>  <p>Assured construction materials with low environmental, economic and social impact.</p> | <p>ELECTRIC VEHICLE CHARGING</p>  <p>16 Charging points provided with provision for to future-proof occupier fleet requirements.</p> | <p>WATER REGULATION TECHNOLOGIES</p>  <p>Efficient sanitary-ware with low flow rates to reduce water consumption.</p> | <p>SUSTAINABLE MATERIALS</p>  <p>Reduce energy consumption and environmental impact over the life cycle of the building.</p>   |
| <p>BICYCLE SPACES</p>  <p>Ample spaces in covered shelters encourages environmental travel.</p>                       | <p>ENHANCED CLADDING</p>  <p>Delivering superior energy performance to reduce running costs.</p>                                    | <p>ENERGY METERING TECHNOLOGY</p>  <p>Allows occupiers to pro-actively manage their energy consumption.</p>          | <p>LED LIGHTING</p>  <p>Enables 75% less energy consumption and 25 times more durability than incandescent lighting.</p>      |





# CODE

MILTON KEYNES MK1 1DR

Third Avenue, Bletchley,  
Milton Keynes, MK1 1DR  
[CodeMiltonKeynes.co.uk](http://CodeMiltonKeynes.co.uk)

COMMUNICATION FREQUENCIES  
CONTACT THE JOINT AGENTS FOR ADDITIONAL INTEL

A DEVELOPMENT BY

  
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**BentallGreenOak** 

BentallGreenOak is a global real estate investment manager operating throughout Europe, the United States, Canada and Asia. In Europe, BentallGreenOak is a highly experienced logistics specialist, having acquired and developed 56 million sq ft of warehousing throughout Europe since 2015. The majority of this space being leased to leading institutional quality tenants such as Amazon, DHL, Lidl, Aldi and Sainsbury's.

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**EQUATION**  
PROPERTIES

Equation Properties is an established and experienced commercial property development company with the required skill and expertise to deliver industrial developments. With a proven track record in small, medium and large industrial / distribution schemes over many years, together with a team of professional consultants whom have worked on numerous projects, Equation Properties employ a dynamic approach to development.

LOCATION



THINGS.UNITS.EMPLOY

what3words

The Agents for themselves and for the vendors or lessors of the property whose agents they give notice that, (i) these particulars are given without responsibility of The Agents or the vendors or lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) The Agents cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained therein and any prospective purchasers or tenants should not rely on them as statements or representations or fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of The Agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on the purchase price and / or rent, all figures are exclusive of VAT; intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) The Agents will not be liable, in negligence or otherwise for any loss arising from the use of these particulars. Sept 2021.