



Grade A speculative logistics development

UNIT 1

221,775 SQ FT
(20,603 SQ M)

AVAILABLE NOW



Trammell Crow Company

Sat Nav: MK6 4AG
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COREMiltonKeynes.com



➔ Milton Keynes Central Station Milton Keynes Town Centre

A421 Standing Way

UNIT 3
LET

UNIT 2
71,737 SQ FT
(6,664 SQ M)

UNIT 1
221,775 SQ FT
(20,603 SQ M)

Merton Drive

V6 Grafton Street

A5

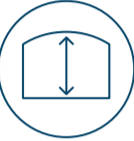









Within 5 minute drive to:
MK1 Shopping Park, Odeon Milton
Keynes, McDonalds, KFC, TGI Fridays,
ASDA, IKEA and Tesco Extra

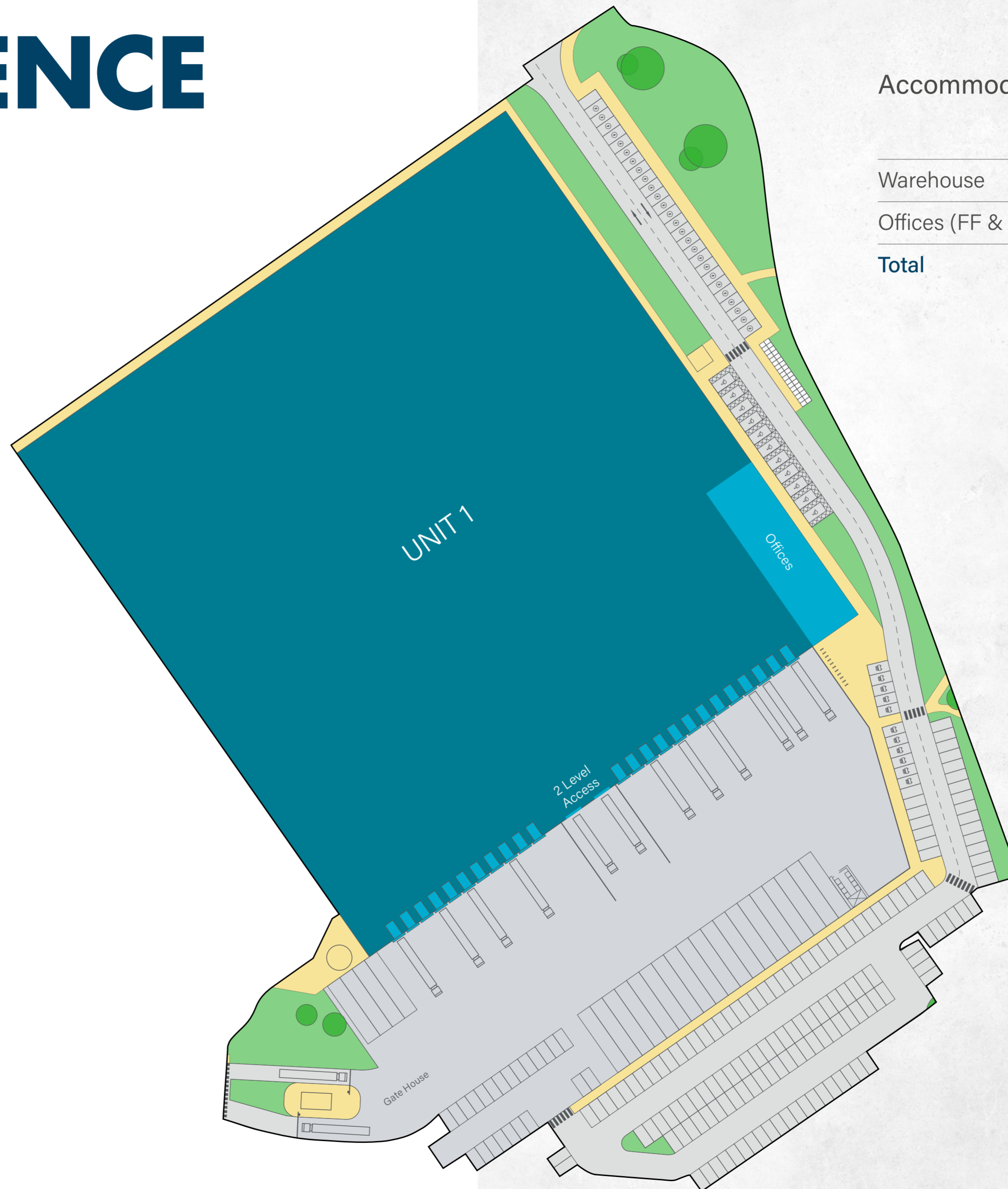


**This is logistics
at its most
logical**

EXCELLENCE

by Design

-  **15m**
Clear internal height
-  **50kN/m²**
Floor loading
-  **24**
Dock levellers
-  **2**
Level access doors
-  **55m**
Yard depth
-  **Grade A**
Offices
-  **219**
Car parking spaces
-  **23**
HGV spaces
-  **57**
Sheltered cycle spaces
-  **1.5MVA**
Power (expandable)



Accommodation:

	sq m	sq ft
Warehouse	19,506	209,962
Offices (FF & SF)	1,097	11,813
Total	20,603	221,775

SUSTAINABLE

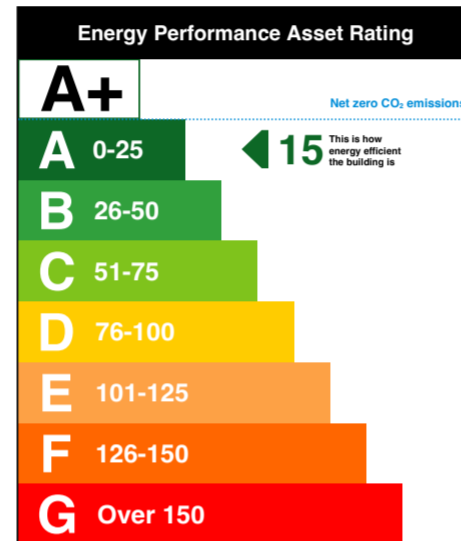
by Design



Net Zero Carbon development



BREEAM 'Excellent'
Shell and Core accreditation
and EPC 'A' ratings



Our strategic partnership with Altus Power will enable clean electrification as a ready-to-go solution for customers at CORE Milton Keynes.

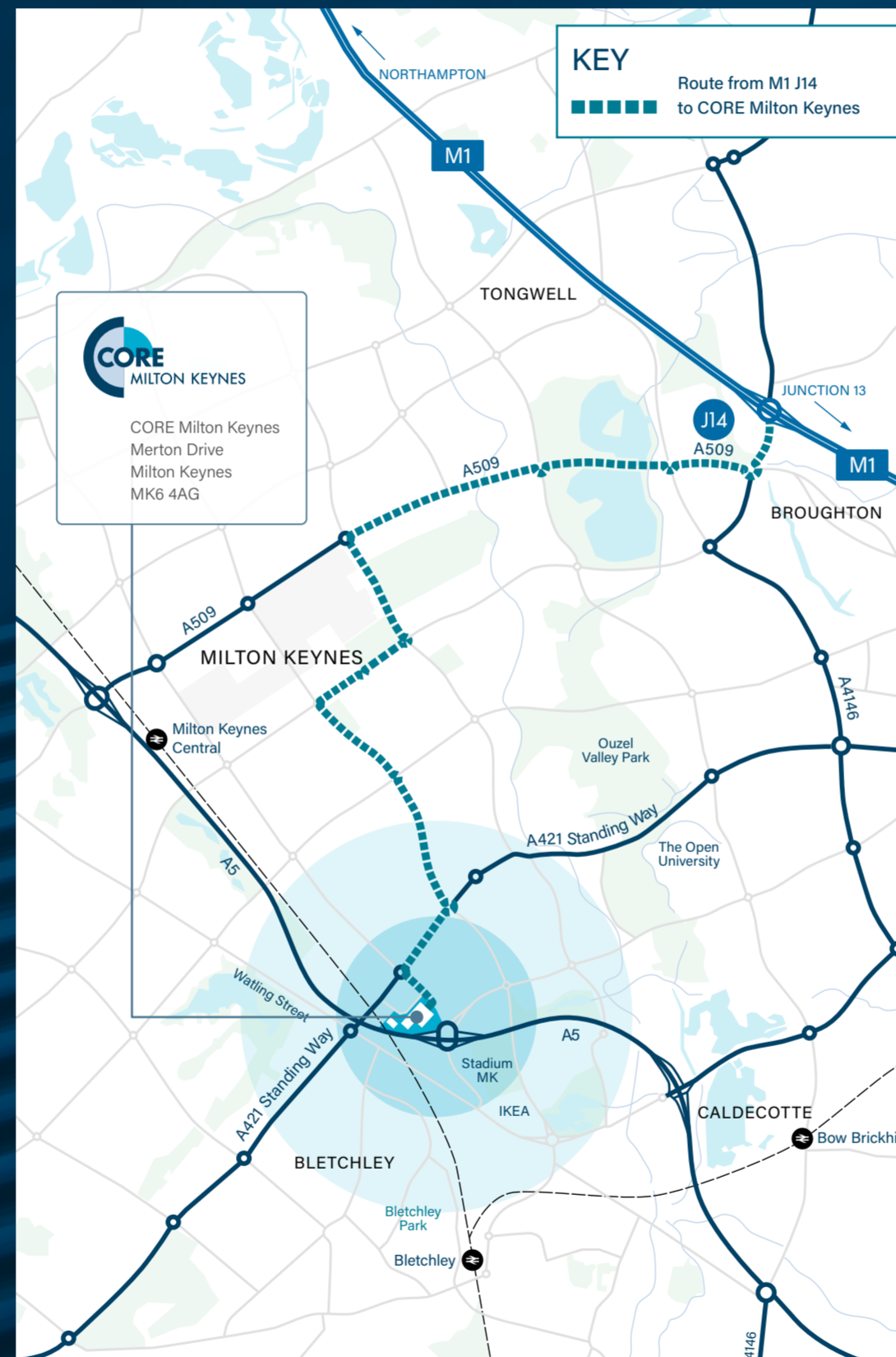
Additional PV installation, through our funding partner, can provide renewable energy to **offset operational carbon** at reduced cost to standard network supplies.

- 100% PV ready roof structure; 10% base-load PV installed
- Material selection and constructions underpinned by Carbon Footprint analysis
- 95% re-use or recycling of site-won materials
- 15% rooflights and facade windows to warehouse loading areas
- Fully controlled, ultra-efficient LED lighting internally and externally
- Waste segregation and recycling facilities
- Sustainable storage and discharging of rainwater. Water conservation appliances
- Cycle, scooter, motorbike shelters and shower/ changing facilities
- Multi-modal EV charging (cars, HGVs, cycles, scooters and motorbikes)
- Energy and fuel monitoring and management systems
- Onsite and offsite biodiversity and ecology enhancements
- Landscaped amenity and wellbeing areas
- Enhanced building envelope thermal performance
- Direct access to immediately adjacent Milton Keynes Redway for cycling, running, walking or wheeling



STRATEGIC

by Design



For more information please contact the joint agents:

DTRE
020 3328 9080
www.dtre.com

Jamie Catherall
jamie.catherall@dtre.com
+44 (0)7718 242693

Ollie Withers
ollie.withers@dtre.com
+44 (0)7496 852526

Mark Webster
mark.webster@dtre.com
+44 (0)7793 808519

CBRE
020 7182 2000
www.cbre.co.uk

Alex Schofield
alex.schofield@cbre.com
+44 (0)7971 067984

Anna Worboys
anna.worboys@cbre.com
+44 (0)7447 928239

Will Abbott
william.abbott@cbre.com
+44 (0)7827 946281

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