



PANATTONI  PARK
MILTON KEYNES
M1 | J14

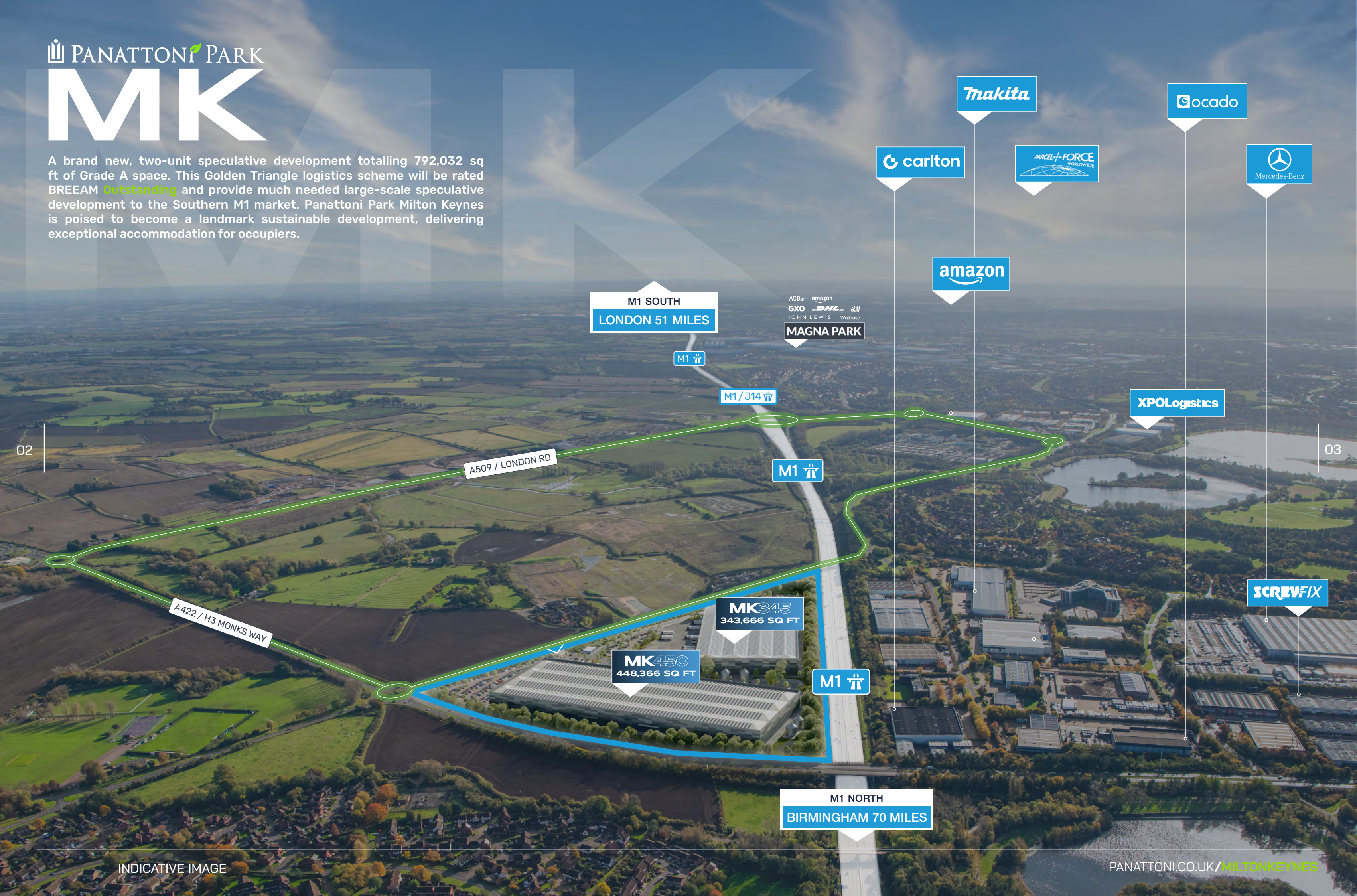
BREEAM[®]
OUTSTANDING

2 UNIT SPECULATIVE SCHEME OF
343,666 SQ FT & 448,366 SQ FT
TOTALLING **792,032 SQ FT**

LOGISTICS/INDUSTRIAL OPPORTUNITIES

PANATTONI PARK MK

A brand new, two-unit speculative development totalling 792,032 sq ft of Grade A space. This Golden Triangle logistics scheme will be rated BREEAM **Outstanding** and provide much needed large-scale speculative development to the Southern M1 market. Panattoni Park Milton Keynes is poised to become a landmark sustainable development, delivering exceptional accommodation for occupiers.



M1 SOUTH
LONDON 51 MILES

AGBar amazon
GXO DHL AM
JOHN LEWIS Waitrose
MAGNA PARK

carlton

Makita

PARCEL FORCE
WORLDWIDE

Ocado

Mercedes-Benz

amazon

XPOLogistics

SCREWFIX

02

03

A509 / LONDON RD

A422 / H3 MONKS WAY

MK345
343,666 SQ FT

MK450
448,366 SQ FT

M1 NORTH
BIRMINGHAM 70 MILES

INDICATIVE IMAGE

PANATTONI.CO.UK/MILTONKEYNES

MK ON M1

Milton Keynes is positioned at the heart of the UK's logistics network. It offers businesses diverse transportation options for seamless connectivity to the Midlands, London, and the affluent markets of the South East. Junction 14 on the M1 is just a 3 minute drive from the site.

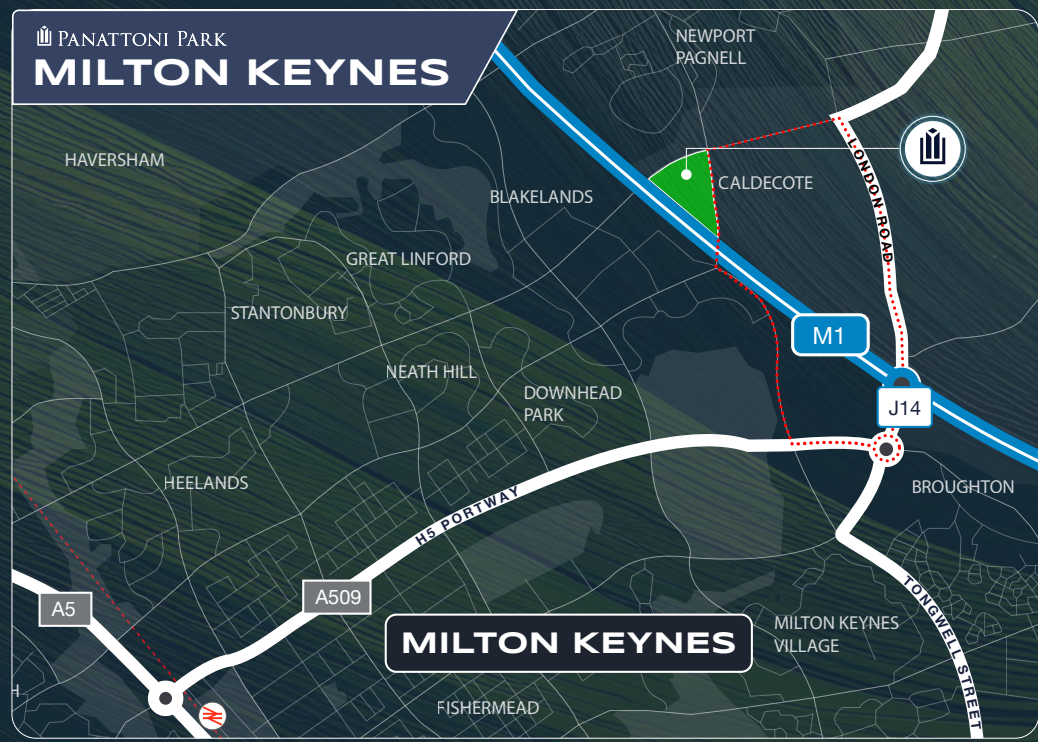


	DISTANCE	TIME
London	51 miles	1 hr 10 mins
Birmingham	71 miles	1 hr 20 mins
Liverpool	71 miles	1 hr 30 mins
Sheffield	119 miles	2 hr
Manchester	154 miles	2 hr 50 mins

	DISTANCE	TIME
A509	1 miles	2 mins
M1 J14	2 miles	4 mins
M1 J13	6.8 miles	9 mins
M1 J6a / M25 J21	32 miles	35 mins

	DISTANCE	TIME
Luton	24 miles	26 mins
Heathrow	52 miles	50 mins
Birmingham	60 miles	1 hr 4 mins
London Stansted	72 miles	1 hr 10 mins
London City Airport	72 miles	1 hr 15 mins

	DISTANCE	TIME
Tilbury	76 miles	1 hr 26 mins
Southampton	106 miles	2 hrs 7 mins
Felixstowe	115 miles	2 hrs 15 mins
Liverpool	168 miles	3 hrs 5 mins



LABOUR AT THE READY



Working Age Population (16-64): 168,400



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



Manufacturing Sector: 9,000 employed (5.1%)



Transport and Storage Sector: 19,000 used, exceeding surrounding areas like Northampton and Bedford



Population Growth (by 2050): Target of 410,000



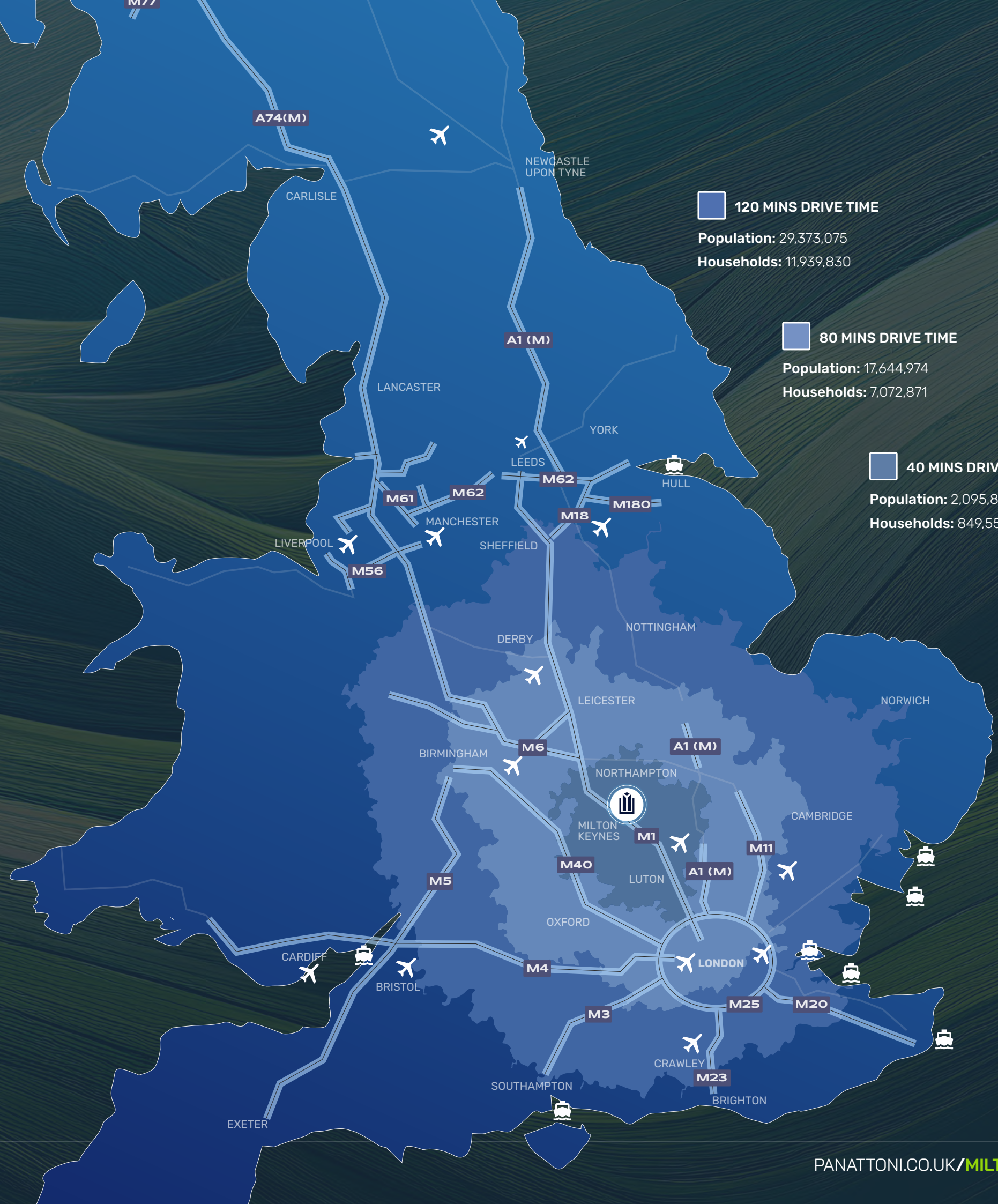
Economic Growth: 50,000 - 90,000 new jobs



Labour Profile: 82.2% of the population is economically active



Job Seekers: 9,900 economically inactive individuals seeking employment



120 MINS DRIVE TIME

Population: 29,373,075

Households: 11,939,830

80 MINS DRIVE TIME

Population: 17,644,974

Households: 7,072,871

40 MINS DRIVE TIME

Population: 2,095,865

Households: 849,551

Makita



Ocado

icp LOGISTICS

PANATTONI PARK

MK

carlton

JOHN LEWIS

SCREWFIX

Coca-Cola

Boasting net zero carbon in construction, BREEAM Outstanding and an EPC rating of 'A', Panattoni Park Milton Keynes is truly at the forefront of sustainability. In addition to its sustainable credentials, the development also has excellent connectivity, with easy access to the M1 and onwards to the M6 and M42 motorways. A vast and readily available labour pool further enhances the unique offering of Panattoni Park Milton Keynes.

08

8 MINS
CENTRAL MK

5 MILES
A5

M1 NORTH
BIRMINGHAM

09

M1

A422 / H3 MONKS WAY

MK345
343,666 SQ FT

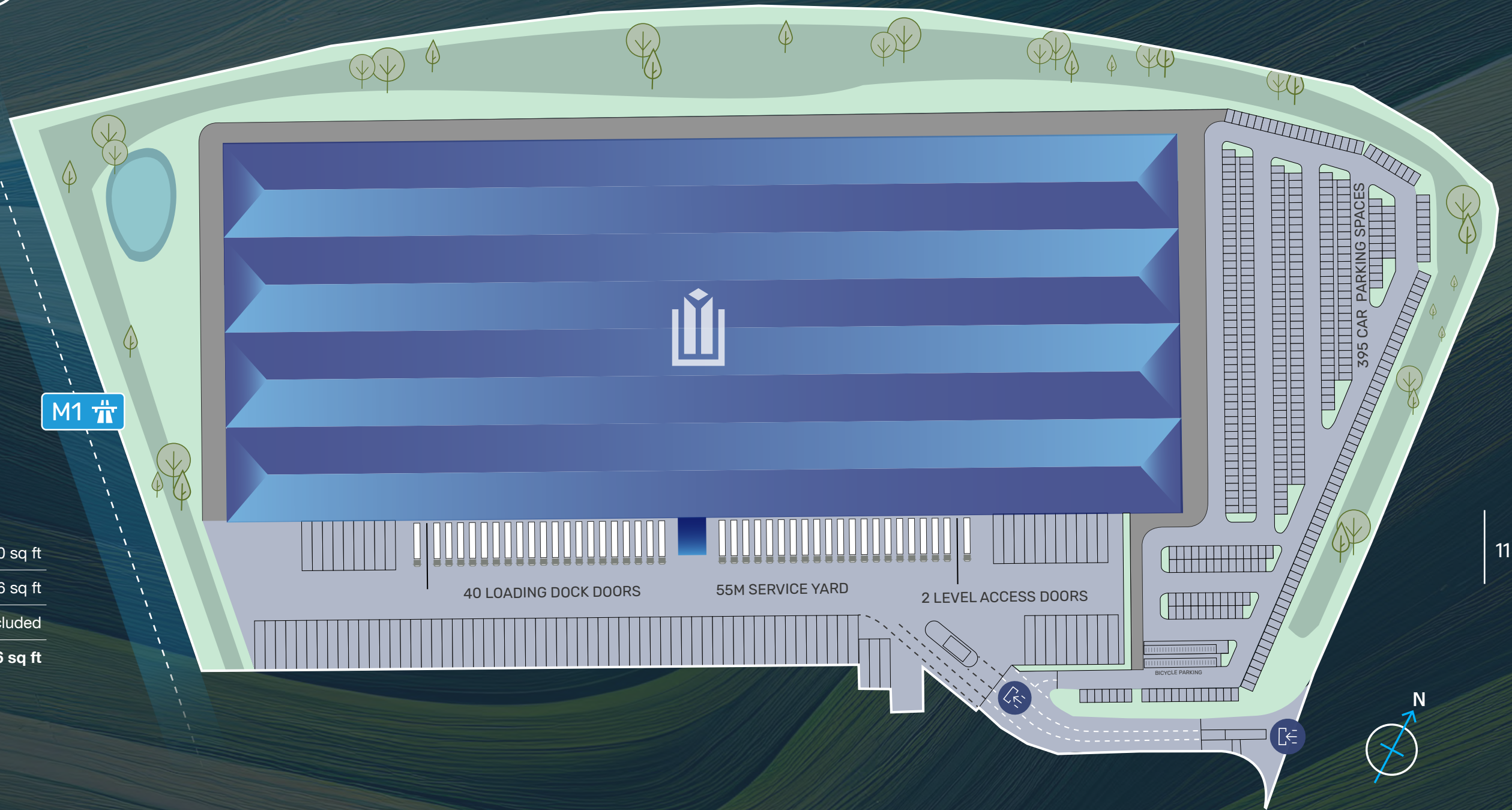
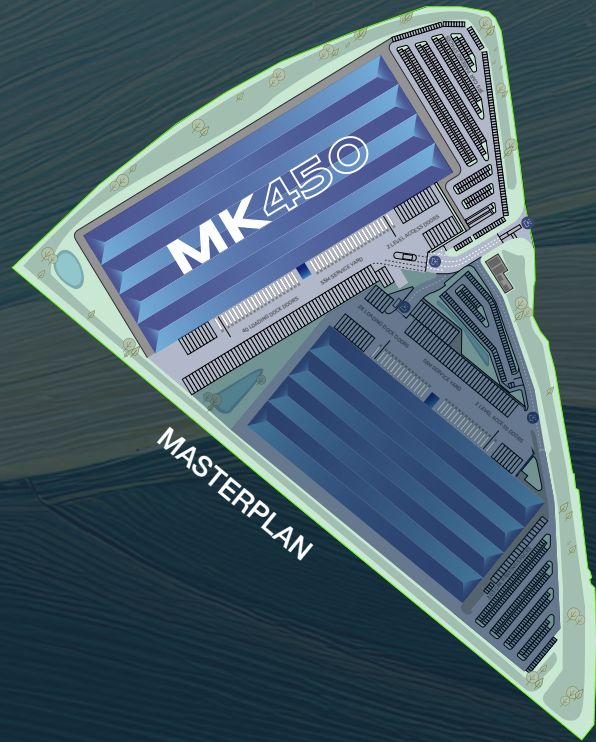
MK450
448,366 SQ FT

M1

M1 SOUTH / J14
LONDON

M1 EXIT WAY

MK450



450 Warehouse	39,483 sq m	425,000 sq ft
2 Storey Offices	2,171 sq m	23,366 sq ft
Hub Office	Included	Included
TOTAL (GIA)	41,654 sq m	448,366 sq ft

50kN/m²
FLOOR
LOADING

40
DOCK LOADING
DOORS

2
LEVEL ACCESS
DOORS

55m
CONTAINED
SERVICE YARD

18m
CLEAR INTERNAL
HEIGHT

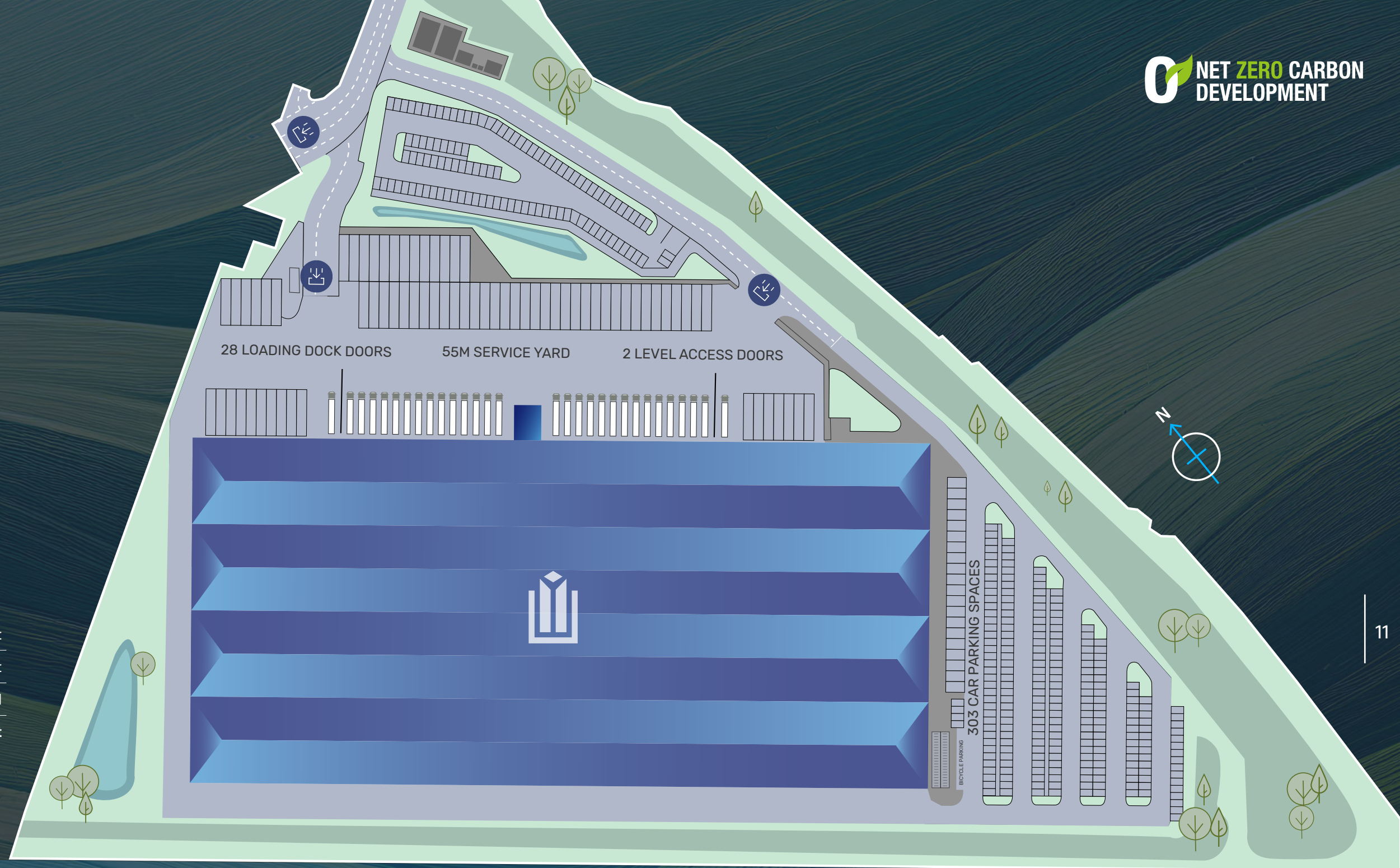
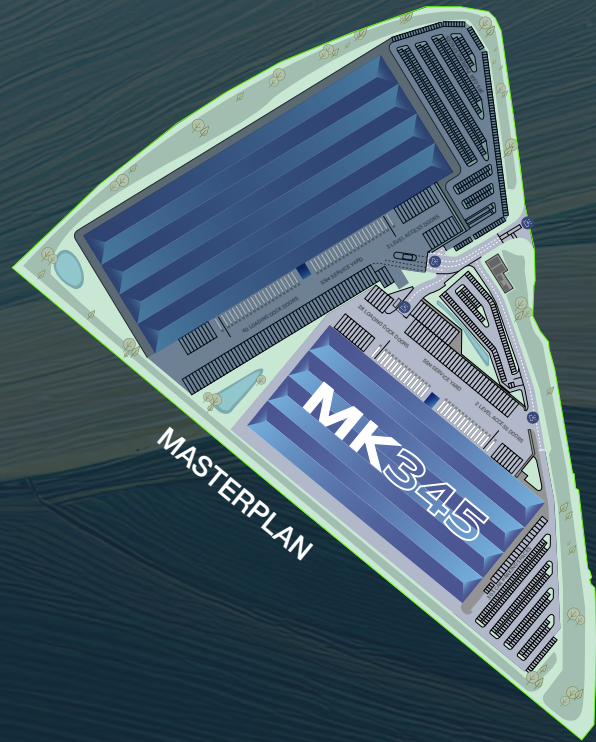
132
TRAILER
PARKING SPACES

395
CAR PARKING
SPACES

FM1
FLOORING

12%
ROOFLIGHTS
TO WAREHOUSE

MK345



345 Warehouse	30,314 sq m	326,300 sq ft
2 Storey Offices	1,613 sq m	17,366 sq ft
Hub Office	Included	Included
TOTAL (GIA)	31,927 sq m	343,666 sq ft



- 50kN/m²**
FLOOR LOADING
- 28**
DOCK LOADING DOORS
- 2**
LEVEL ACCESS DOORS
- 55m**
CONTAINED SERVICE YARD
- 18m**
CLEAR INTERNAL HEIGHT
- 101**
TRAILER PARKING SPACES
- 303**
CAR PARKING SPACES
- FM1**
FLOORING
- 12%**
ROOFLIGHTS TO WAREHOUSE



14

15

BREEAM[®]

OUTSTANDING

★ ★ ★ ★ ★ ★

NET ZERO CARBON DEVELOPMENT



PV roof mounted system



Cycle parking



Rainwater harvesting



Water saving taps and WCs



High standards of insulation & air tightness



10% Electric vehicle charging



EPC rating of 'A'



Sub-metering of energy consumption



Panattoni is the world's largest privately owned logistics developer and Europe's largest developer of logistics property. With 58 offices around the globe, we have developed over 580 million sq ft of space. The Panattoni client list includes more than 2,500 international, national and regional companies, many of whom have completed multiple projects with Panattoni, a testament to our determination always to exceed our customer expectations.

Panattoni is synonymous with quality and we pride ourselves on delivering high specification products that are built with the assurance of a long term partnership. Above all, we enable our customers to stay ahead of the curve and future-proof their businesses.

Working in close collaboration with our occupiers, Panattoni has developed a customer-centric ethos providing state-of-the-art facilities located in and around major cities and at key transportation hubs.

In Europe, we are the largest developer of logistics property having delivered over 205 million sq ft of new build space, and our extra-mile approach has seen us recognised as Top Logistics Developer by PropertyEU for 7 consecutive years.



Richard Sullivan
+44 (0) 7799 413 721
rsullivan@savills.com

Toby Green
+44 (0) 7870 555 716
Tgreen@savills.com

John Madocks Wright
+44 (0) 7807 999 635
Jmwright@savills.com



Cameron Mitchell
+44 (0) 7392 092 534
Cameron.a.mitchell@cushwake.com

Tom Kimbell
+44 (0) 7920 005 471
Tom.kimbell@cushwake.com



Will Abbott
+44 (0) 7827 946 281
William.abbott@cbre.com

Hannah Stainforth
+44 (0) 7500 990 467
Hannah.stainforth@cbre.com

Anna Worboys
+44 (0) 7447 928 239
anna.worboys@cbre.com