

MARK 220

AVAILABLE
TO LET



PLP MK 220

MILTON KEYNES, MK17 9FE

220,570 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 220,570 sq ft (20,492 sq m)**
- **Uncompromised** unit specification
- **Clear height to haunch 18m**, cubic storage capacity **341,416 m3**
- **Yard depth 50m**



BLETCHLEY ➔

FENNY STRATFORD ➔

PLP MK 220

A5

MILTON KEYNES CENTRAL ➔

centre:mk
MILTON KEYNES

SNOZONE
SKI • BOARD • EAT • ENJOY

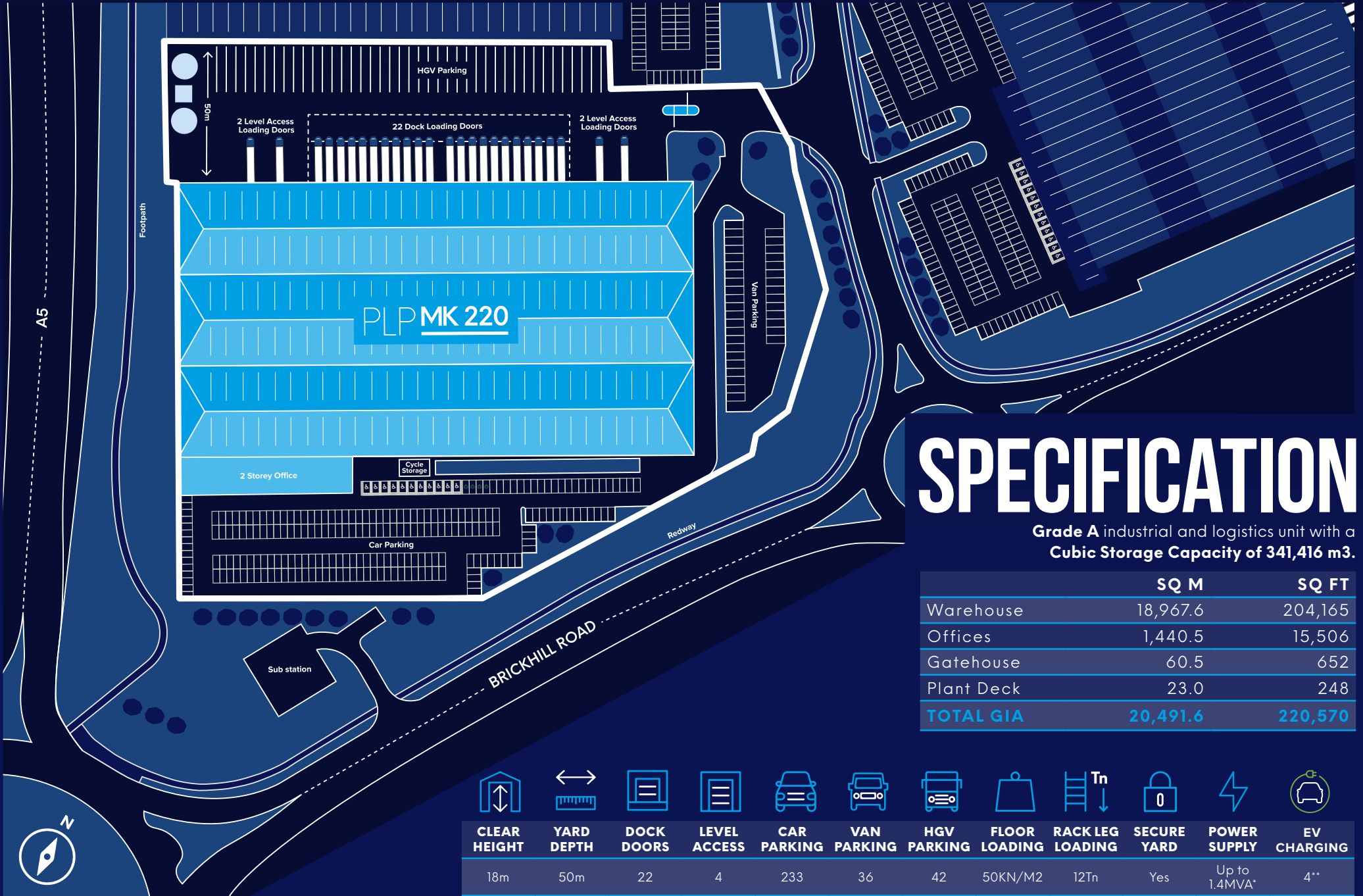
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BOW BRICKHILL ➔

PHASE 2

BRICKHILL ROAD

Indicative Image



SPECIFICATION

Grade A industrial and logistics unit with a Cubic Storage Capacity of 341,416 m3.

	SQ M	SQ FT
Warehouse	18,967.6	204,165
Offices	1,440.5	15,506
Gatehouse	60.5	652
Plant Deck	23.0	248
TOTAL GIA	20,491.6	220,570

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	22	4	233	36	42	50KN/M2	12Tn	Yes	Up to 1.4MVA*	4**

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





FOR A GREENER FUTURE

PLP MK 220 is built to the PLP environmental standard, incorporating a range of eco-conscious features.



4 EV CHARGING POINTS

car park designed to accommodate full EV installation*



RAINWATER HARVESTING

high-level roof drainage system for rainwater recovery



CARBON NET ZERO

according to the UK Green Building Council (UKGBC) Framework



TIMBER FROM

FSC 100% sustainable sources



FULLY METERED

for energy and utility consumption



AT LEAST DOUBLE

the requirement of solar PV panels



10% ROOF LIGHTS

coverage to reduce artificial lighting usage



EPC 'A'

rating



CYCLE STORAGE

and shower facilities



BUS STOP

On-site



LED MOTION

sensor office lighting



NET ZERO READY

with materials and products with reduced embodied carbon incorporated wherever possible



RECYCLED MATERIALS

such as cement alternatives in concrete and structural steel with a minimum 20% recycled content



A 19% CARBON REDUCTION

improvement on regulations requirements with a further 20% using onsite energy saving innovations

*Tenant upgrade

PLP MK 220

CENTRAL LONDON
48 MILES ▶

◀ BIRMINGHAM
75 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



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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



www.plproperty.com

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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.