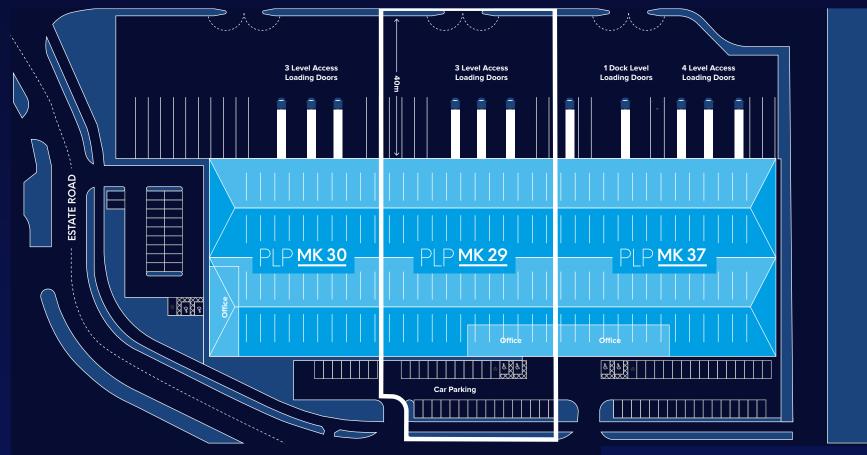


PRIME LOGISTICS BUSINESS UNIT

- 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 29,999 sq ft (2,787 sq m)
- Un-compromised unit specification
- Clear height to haunch 8m
- Yard depth 40m







SPECIFICATION

CLEAR FLOOR RACK LEG SECURE **POWER** YARD LEVEL CAR ΕV **HEIGHT DEPTH ACCESS** PARKING LOADING LOADING **YARD SUPPLY CHARGING** Up to 130kVA* 8m 26 40m 50KN/M2 9Tn Yes

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

Grade A industrial and logistics unit.

	SQ M	SQ FT
Warehouse	2,556	27,510
Offices	231	2,490
TOTAL GIA	2,787	29,999



FOR A GREENER FUTURE

PLP MK 29 will be built to the PLP environmental standard, incorporating a range of eco-conscious features.



1 EV CHARGING POINT

car park designed to accommodate full EV installation*



RAINWATER HARVESTING

high-level roof drainage system for rainwater recovery



TARGETING 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'



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 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



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

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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. Design & Produced by CORMACK - cormackadvertising.com