

AVAILABLE TO LET



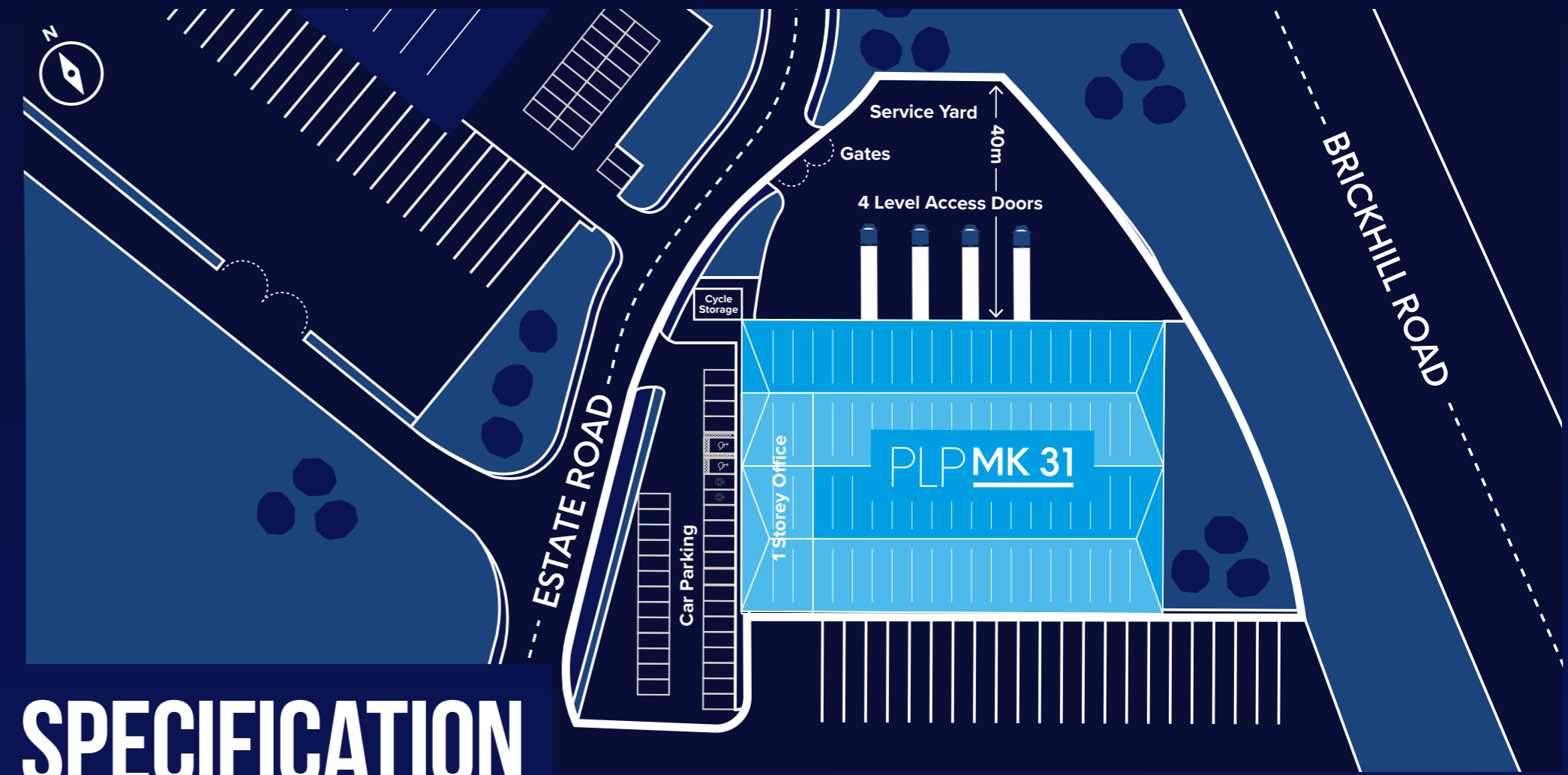
PLP MK 31

MILTON KEYNES, MK17 9FE

31,311 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 31,311 sq ft (2,910 sq m)**
- **Un-compromised** unit specification
- **Clear height to haunch 8m**
- **Yard depth 40m**



SPECIFICATION

Grade A industrial and logistics unit.

	SQ M	SQ FT
Warehouse	2,642	28,434
Offices	268	2,877
Total	2,910	31,311

CLEAR HEIGHT	YARD DEPTH	LEVEL ACCESS	CAR PARKING	HGV PARKING	FLOOR LOADING	RACK LEG LOADING	SECURE YARD	POWER SUPPLY	EV CHARGING
8m	40m	4	35	40	50KN/M2	9Tn	Yes	Up to 130 kVA*	2**

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

Indicative Image

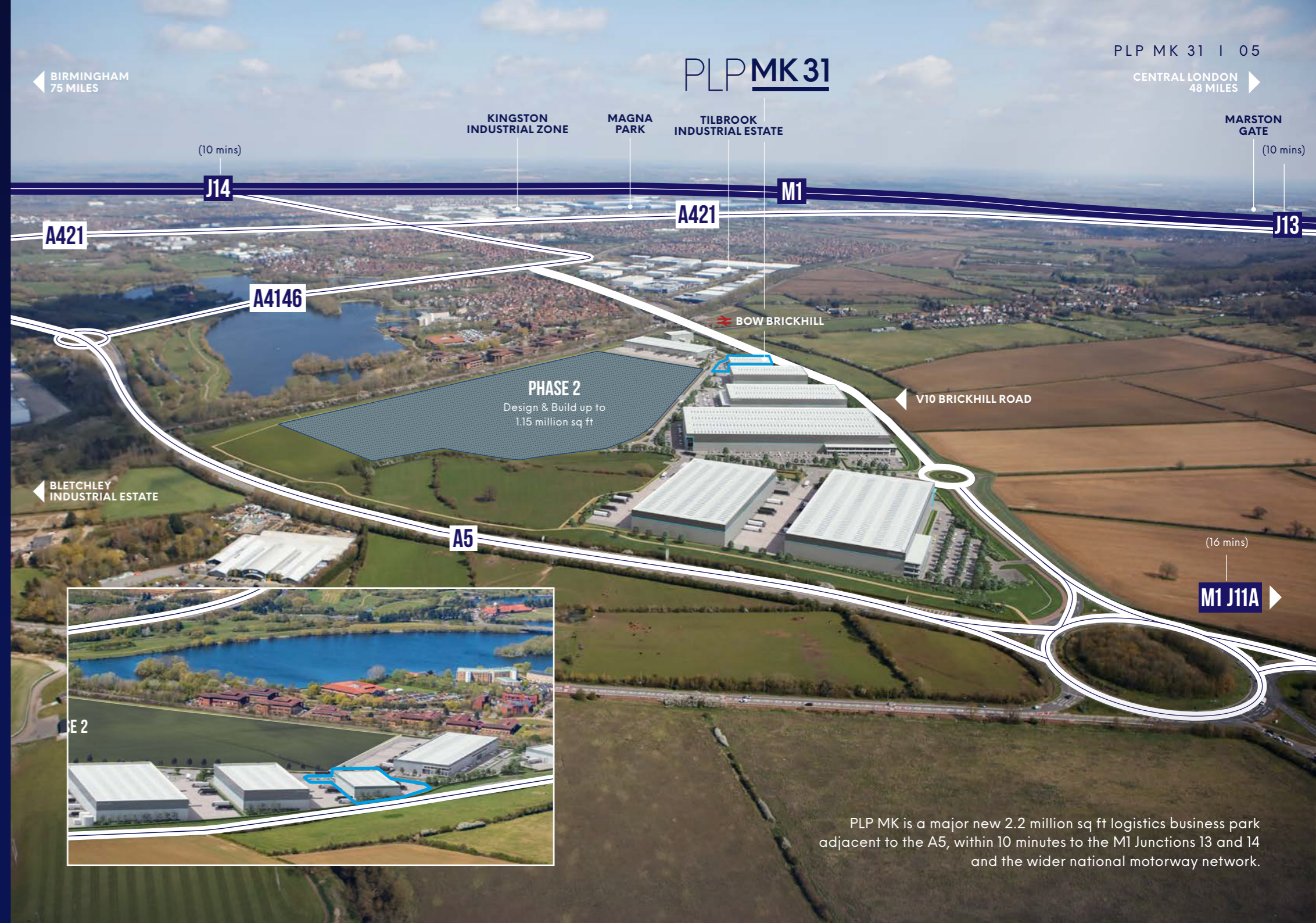


FOR A GREENER FUTURE

PLP MK 31 will be built to the PLP environmental standard, incorporating a range of eco-conscious features.



*Tenant upgrade



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



CUSHMAN AND WAKEFIELD

JAMES HARRISON

james.harrison@cushwake.com

07775 905415

FRANCO CAPELLA

franco.capella@cushwake.com

07834 197403

SAVILLS

TOBY GREEN

tgreen@savills.com

07870 555716

HUGH WALTON

hugh.walton@savills.com

07807 999777

KIRKBY DIAMOND

EAMON KENNEDY

eamon.kennedy@kirkbydiamond.co.uk

07887 835815

PAUL QUY

paul.quy@kirkbydiamond.co.uk

07917 268653

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

October 2023.

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