

# PLP MK

PHASE 2

MILTON KEYNES, MK17 9FE

DESIGN & BUILD UP  
TO 1.15 MILLION SQ FT

MK  
PHASE 2

# PLP MK PHASE 2

## READY TO DELIVER, READY TO PERFORM

Phase 2 at PLP MK is a 44.7 acre industrial and logistics development site which is fully serviced and benefits from unrestricted outline planning consent providing up to 1.15 million sq ft. The highly flexible site is ready to deliver design and build options for occupiers.

Phase 2 also benefits from two Reserved Matters Consents providing immediately deliverable and highly flexible options.

- Option 1 is for a single unit of 953,000 sq ft.
- Option 2 is a multi-unit scheme of 226,000 sq ft, 258,000 sq ft and 502,000 sq ft.



**PHASE 2**  
Build to suit up to  
1.15 million sq ft

◀ **M1 MOTORWAY J11A**  
12 minute drive time

Joybuy

MK 168

Joybuy

Kegstar

RWS  
GLOBAL

LET

LET  
MAYBRO DISTRIBUTION

KWB

Huel

LET

**M1 MOTORWAY J13 & J14**  
10 minute drive time ▶

# OPTION 1

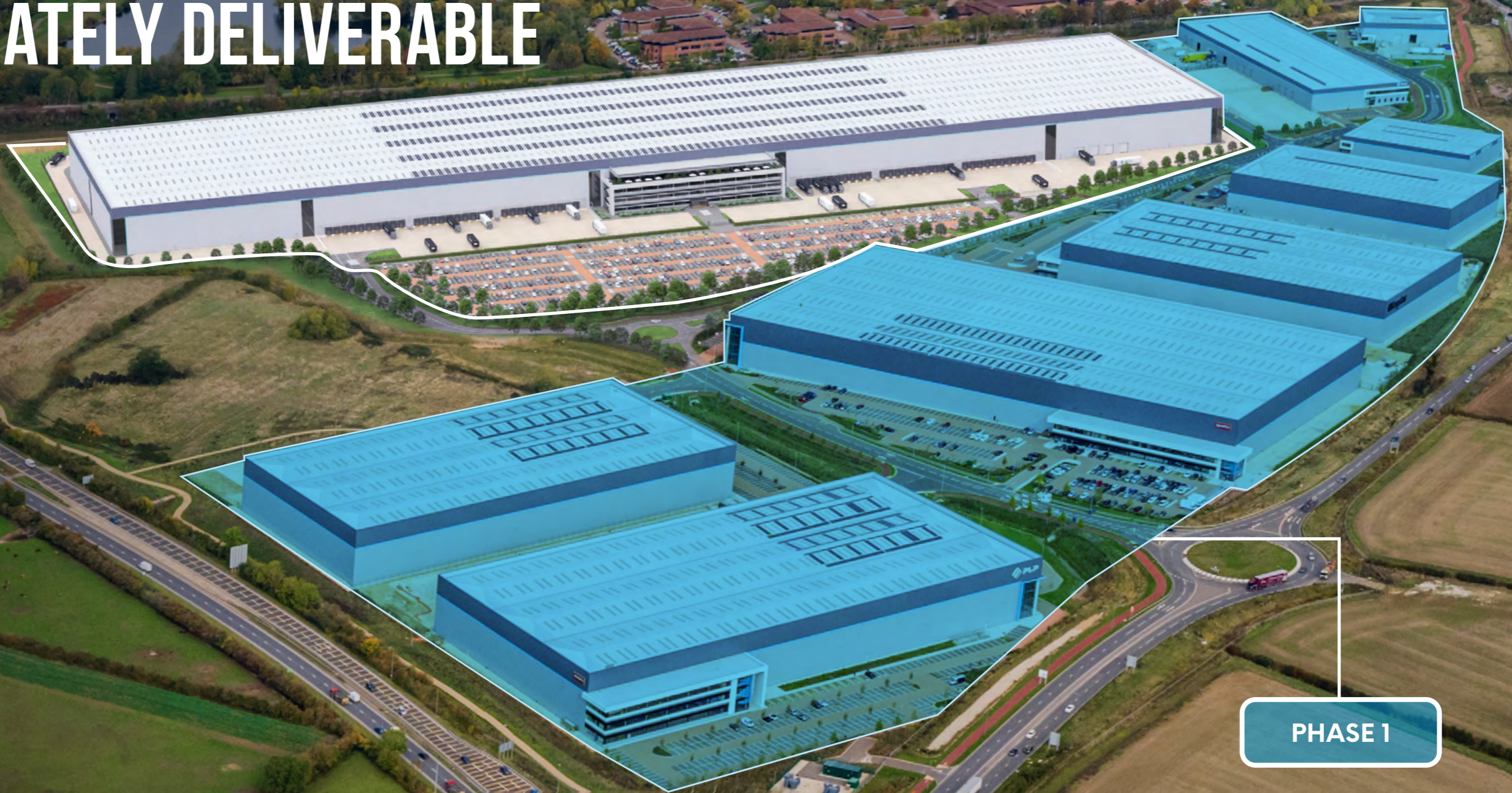
## FLEXIBLE SITE UP TO 1.15 MILLION SQ FT

**MK**  
PHASE 2

Design and build opportunities available with outline planning consent, plateaued land, and infrastructure in place, offering flexibility for up to 1.15 million sq ft.

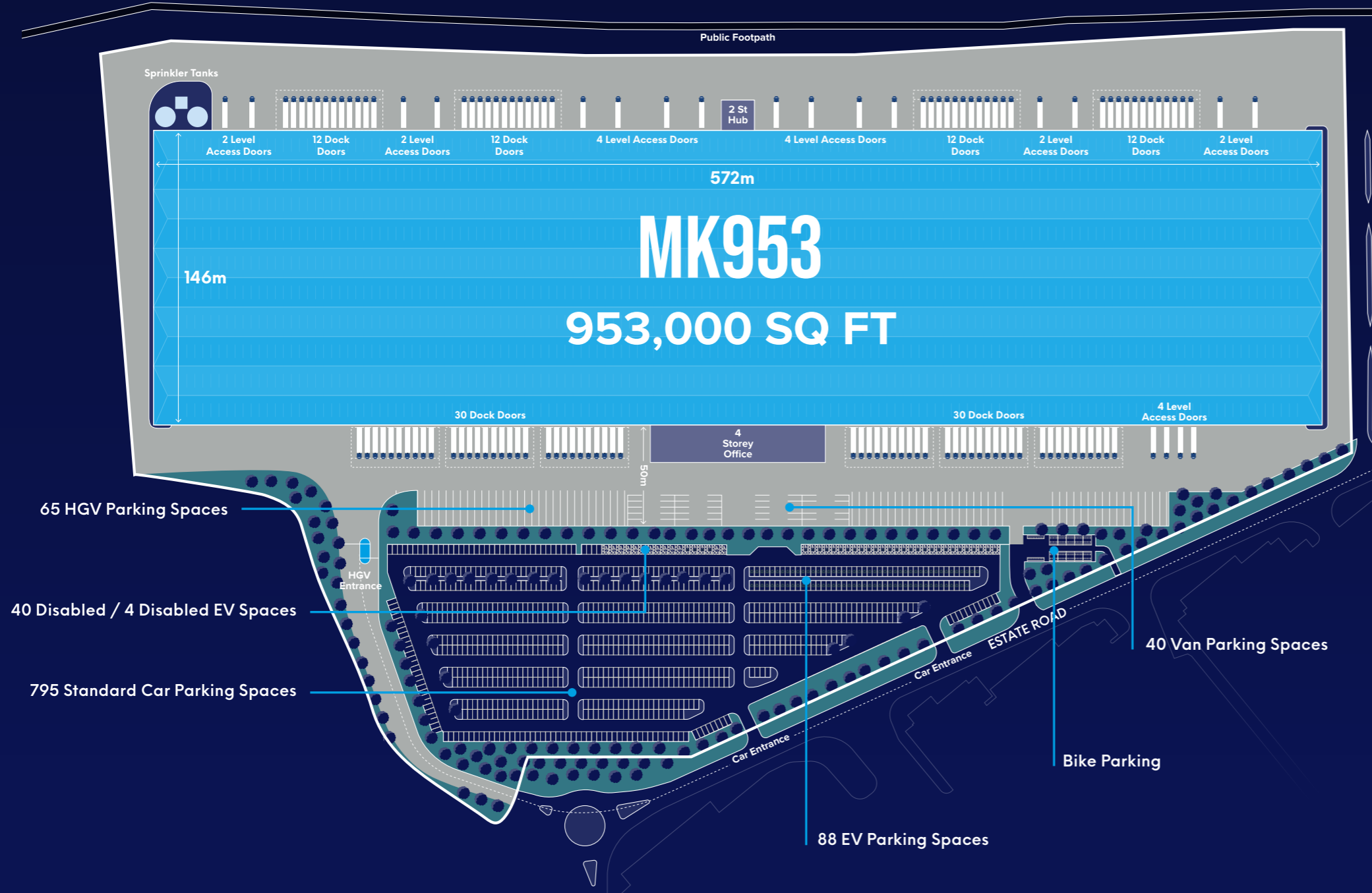
# OPTION 2

# 953,000 SQ FT SINGLE UNIT, FULL PLANNING CONSENT AND IMMEDIATELY DELIVERABLE



PHASE 1

# MK953



<b>CLEAR HEIGHT</b>	<b>YARD DEPTH</b>	<b>DOCK DOORS</b>	<b>LEVEL ACCESS</b>
21m	50m	108	20
<b>CAR PARKING</b>	<b>VAN PARKING</b>	<b>HGV PARKING</b>	<b>FLOOR LOADING</b>
927	40	65	80kN/M <sup>2</sup>
<b>RACK LEG LOADING</b>	<b>SECURE YARD</b>	<b>POWER SUPPLY</b>	<b>EV CHARGING</b>
130kN	Yes	Up to 8.0MVA	88

**953,000 SQ FT**  
**FULL PLANNING CONSENT**

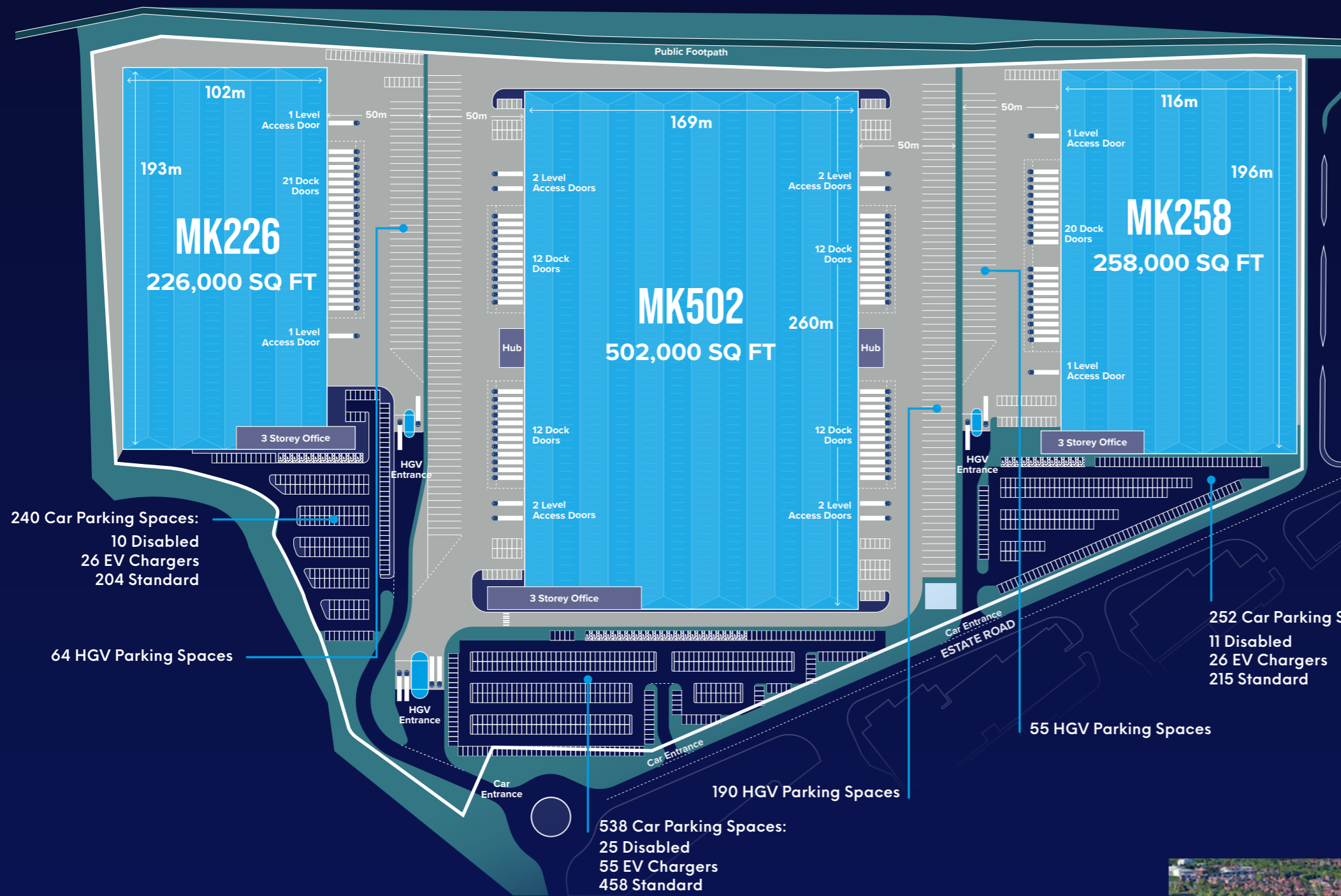
**BUILDING DELIVERY**  
**WITHIN 12 MONTHS**

# OPTION 3

## FULLY CONSENTED MULTI-UNIT SCHEME IMMEDIATELY DELIVERABLE

**MK 226** - 226,000 SQ FT  
**MK 258** - 258,000 SQ FT  
**MK 502** - 502,000 SQ FT

PHASE 1



**MK502**  
**MK258**  
**MK226**

**BUILDING DELIVERY  
WITHIN 12 MONTHS**

# CONSENTED 3-UNIT LAYOUT



UNIT	RACK LEG LOADING	FLOOR LOADING	POWER SUPPLY	SECURE YARD	CLEAR HEIGHT	YARD DEPTH	DOCK DOORS	LEVEL ACCESS	EV CHARGING
<b>MK 226</b>	117kN	50kN/M <sup>2</sup>	Up to 1.4MVA	Yes	18m	50m	21	2	Yes
<b>MK 258</b>	117kN	50kN/M <sup>2</sup>	Up to 1.4MVA	Yes	18m	50m	20	2	Yes
<b>MK 502</b>	130kN	80kN/M <sup>2</sup>	Up to 2.8MVA	Yes	21m	50m	48	8	Yes



# THE DESTINATION OF CHOICE TO SERVICE THE SOUTH EAST AND THE MIDLANDS

- 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**
- **Strong labour pool**
- 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**

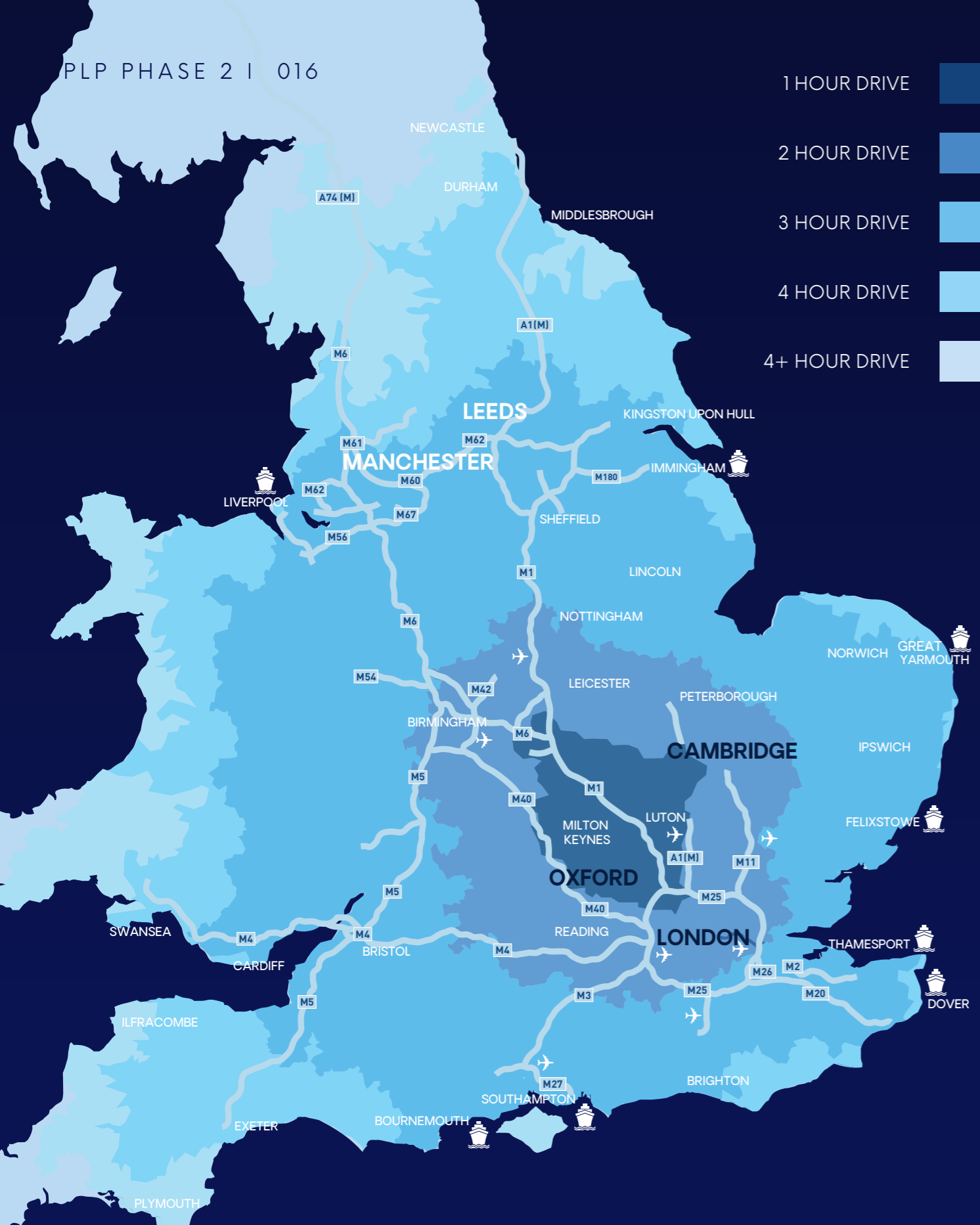


PLP MK  
PHASE 2

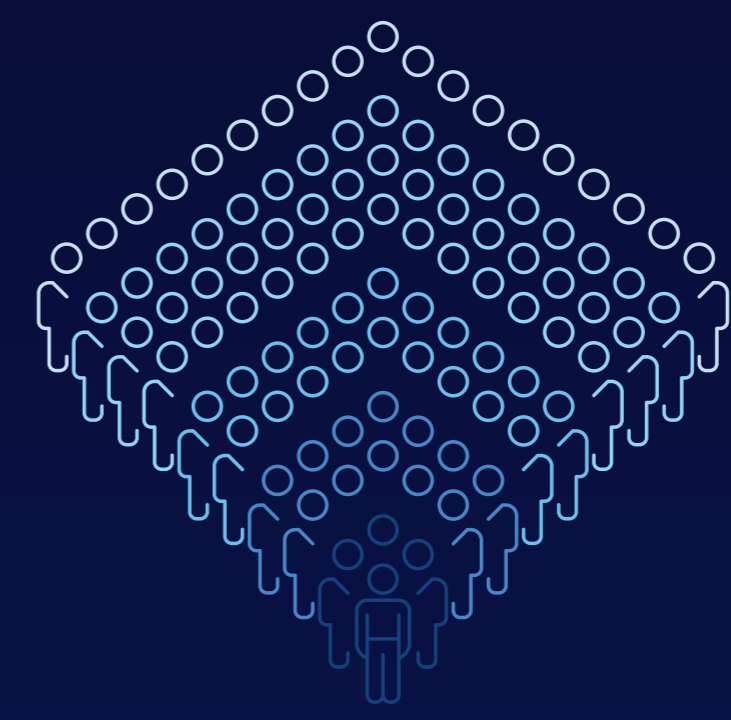
M1 MOTORWAY J14  
10 minute drive time

M1 MOTORWAY J13  
10 minute drive time

M1 MOTORWAY J11A  
12 minute drive time



- 1 HOUR DRIVE
- 2 HOUR DRIVE
- 3 HOUR DRIVE
- 4 HOUR DRIVE
- 4+ HOUR DRIVE



**1 HOUR DRIVE**  
2,817,883 PEOPLE

**2 HOUR DRIVE**  
24,218,093 PEOPLE

**3 HOUR DRIVE**  
44,008,150 PEOPLE

**4.5 HOUR DRIVE**  
58,057,134 PEOPLE  
89% GB POPULATION

SOURCE: CACI / GOOGLE MAPS

ROAD	MILES
M1 (J13)	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

# NATIONAL CONNECTIVITY

# IT ALL ADDS UP IN MILTON KEYNES...

## POPULATION

## WORKING AGE POPULATION

270,200 168,400

## INDUSTRIES

15,000 19,000

15,000 people employed in the manufacturing sector

19,000 employed in the transport and storage sector - more than surrounding Northampton and Bedford.

## LABOUR PROFILE

82.2%

82.2% of the population of Milton Keynes is economically active

## SURROUNDING WORKFORCE

841,500

Drive times for economically active:

10 mins: 37,200 30 mins: 351,600  
20 mins: 179,100 45 mins: 841,500

## ENTERPRISES

14,000

Over 14,000 individual business enterprises

## JOB SEEKERS

9,900

9,900 economically inactive and wanting employment

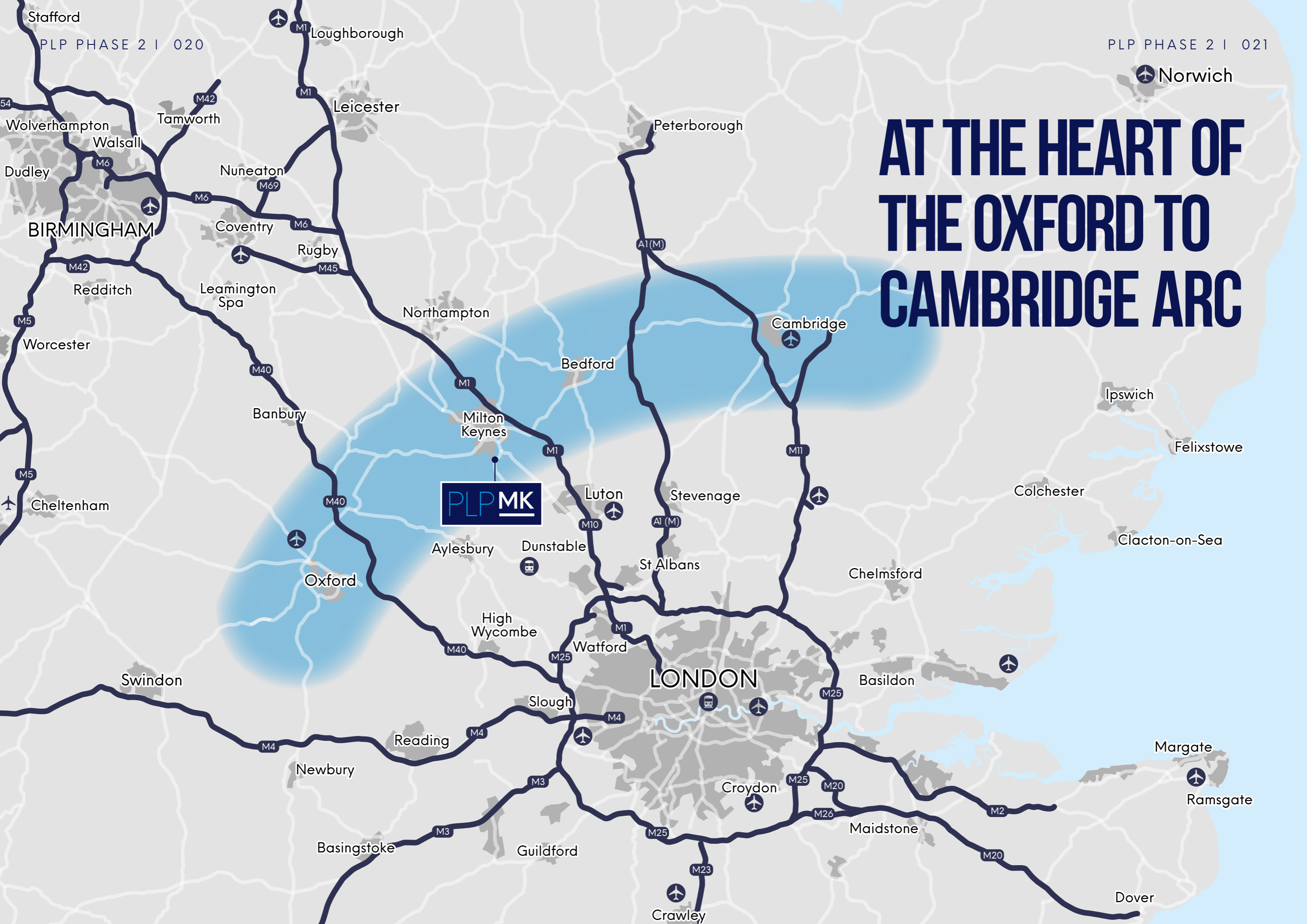
## LABOUR GROWTH

7.8%

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

51,460

SOURCE: Nomis and JLL Milton Keynes Labour market data and competition analysis report



PLP PHASE 2 | 020

PLP PHASE 2 | 021

# AT THE HEART OF THE OXFORD TO CAMBRIDGE ARC

**PLP MK**

# MK: DELIVERING FOR LONDON AND THE SOUTH EAST

## KEY

Major transport hubs

MILTON KEYNES



PLP MK TO M25  
32 MINS DRIVE TIME

WEST COAST MAINLINE  
30 MINS TO CENTRAL LONDON

LUTON AIRPORT  
26 MINS DRIVE TIME

STANSTED AIRPORT  
1 HR 15 MINS DRIVE TIME

LONDON CITY AIRPORT  
1 HR 15 MINS DRIVE TIME

HEATHROW AIRPORT  
50 MINS DRIVE TIME

TILBURY DOCKS  
1 HR 15 MINS DRIVE TIME

LONDON



# JOIN THE VERY BEST



PLP MK IS SITUATED IN ONE OF EUROPE'S PREMIER DISTRIBUTION LOCATIONS, WITH THOUSANDS OF BUSINESSES CHOOSING TO LOCATE HERE. LEADING OCCUPIERS INCLUDE:

# ONE OF BRITAIN'S MOST SUCCESSFUL BUSINESS LOCATIONS



## RECENT BEGINNINGS

Since its designation in 1967, Milton Keynes has become the UK's largest and fastest growing New Town. Originally built to accommodate London's housing overspill, it has since become one of Britain's most successful commercial hubs.



## BUSINESS SUCCESS

Milton Keynes has attracted over 800 inward investors and has the highest density of North American, German, Japanese and Taiwanese companies in the UK outside of London, making it a leading destination for business, professional and financial services.



**118,273**  
Total homes 2021



## CONTINUED EXPANSION

Milton Keynes continues its expansion with over 250 acres of development in the pipeline, to deliver over 46,000 new homes by 2050 and 247 acres of employment land.

**164,273**  
Total homes 2050



## OVER £1 BILLION OF PRIVATE INVESTMENT

Over £1 billion of private investment committed in the last 10 years has seen the development of the town's infrastructure and a transformation of its cityscape.



## TOWN OF THE FUTURE

The Milton Keynes Strategy for 2050 sets the city's ambitions for its next generation with plans to make it a globally leading green and cultural city that will provide jobs, easy travel and high-quality homes for everyone. It will also offer market-leading learning opportunities and build safe communities to support health and wellbeing.



# FOR A GREENER FUTURE

PLP MK will be built to the PLP environmental standard. Incorporating a range of eco-conscious features that will both benefit our planet and enhance the lives of those visiting and working at the site.



\*Tenant upgrade



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