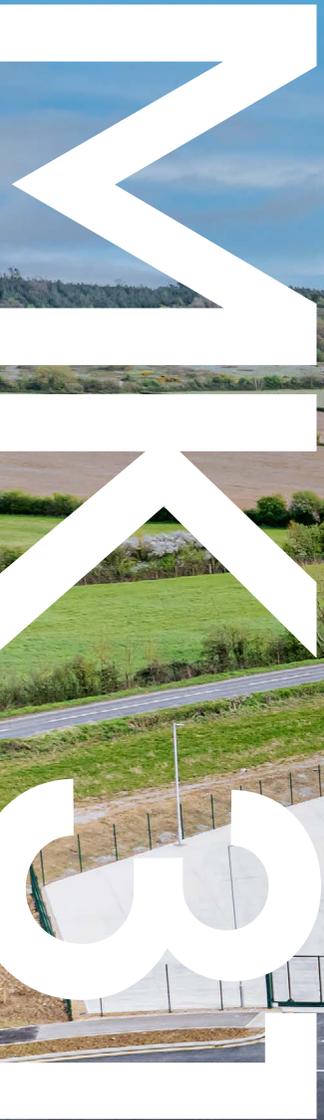


# AVAILABLE TO LET



PLP **MK 31**

MILTON KEYNES, MK17 9LG

31,737 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**
- **Carbon Net Zero** in construction
- **Grade A** unit **GIA 31,737 sq ft (2,948 sq m)**
- **Un-compromised** unit specification
- **Clear height to haunch 8m**
- **Yard depth 40m**



BLETCHELY ➔

FENNY STRATFORD ➔

A5

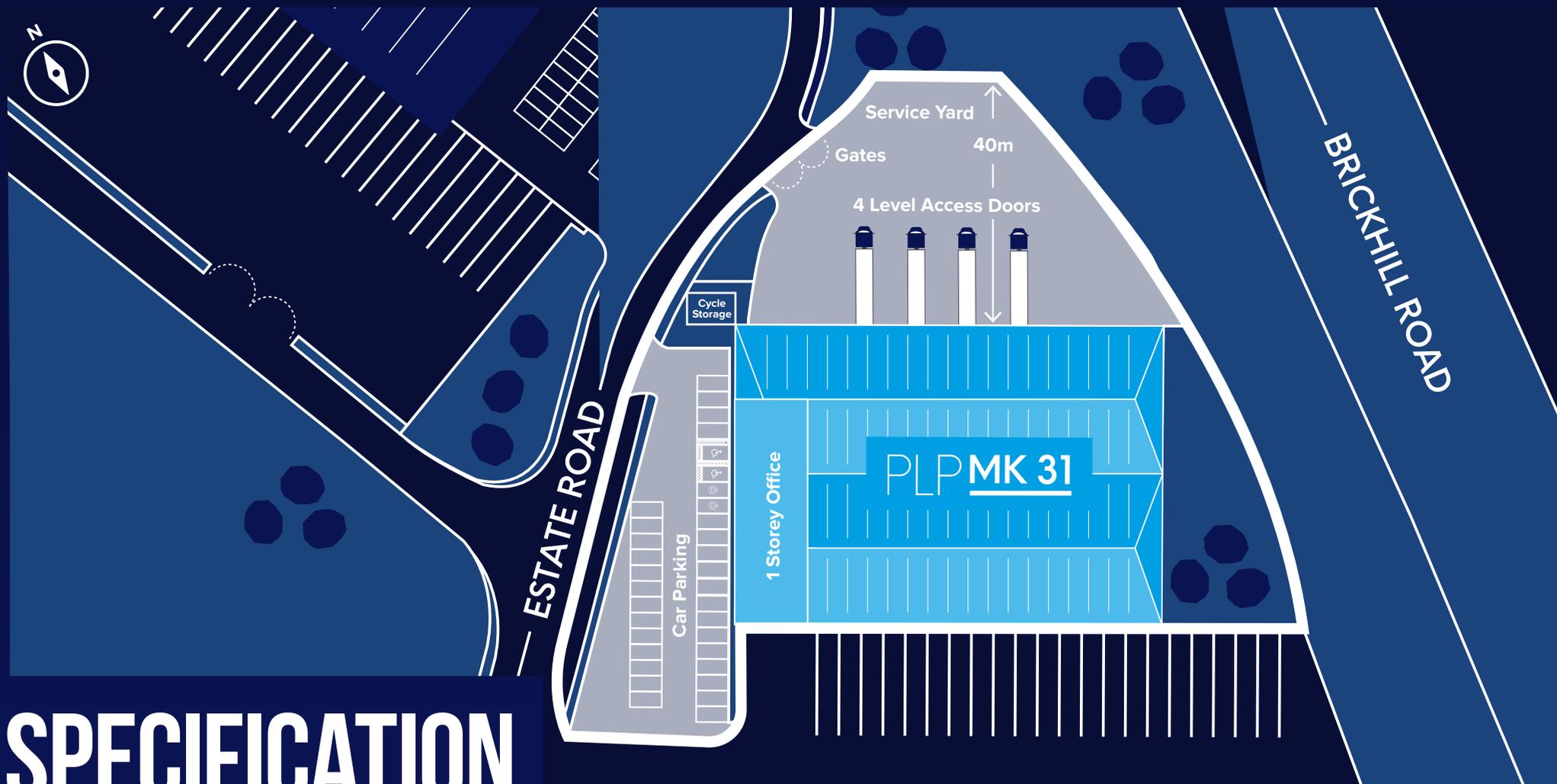
MILTON KEYNES CENTRAL ➔

MILTON KEYNES  
TOWN CENTRE

PLP MK 31

BOW BRICKHILL ➔

BRICKHALL ROAD



# SPECIFICATION

Grade A industrial and logistics unit.

	SQ M	SQ FT
Warehouse	2,690	28,960
Offices	258	2,778
Total	2,948	31,737

 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 agreement. \*\*Car park 100% future proofed to accommodate EV Charging.





# FOR A GREENER FUTURE

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



### 2 EV CHARGING POINTS

car park designed to accommodate full EV installation\*



### BREEAM Very good



### EPC 'A' rating



### CARBON NET ZERO according to the UK Green Building Council (UKGBC) Framework



### RAINWATER HARVESTING

high-level roof drainage system for rainwater recovery



### TIMBER FROM FSC 100% sustainable sources



### FULLY METERED for energy and utility consumption



### AT LEAST DOUBLE the requirement of solar PV panels



### CYCLE STORAGE and shower facilities



### BUS STOP On-site



### LED MOTION sensor office lighting



### 10% ROOF LIGHTS coverage to reduce artificial lighting usage



### 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

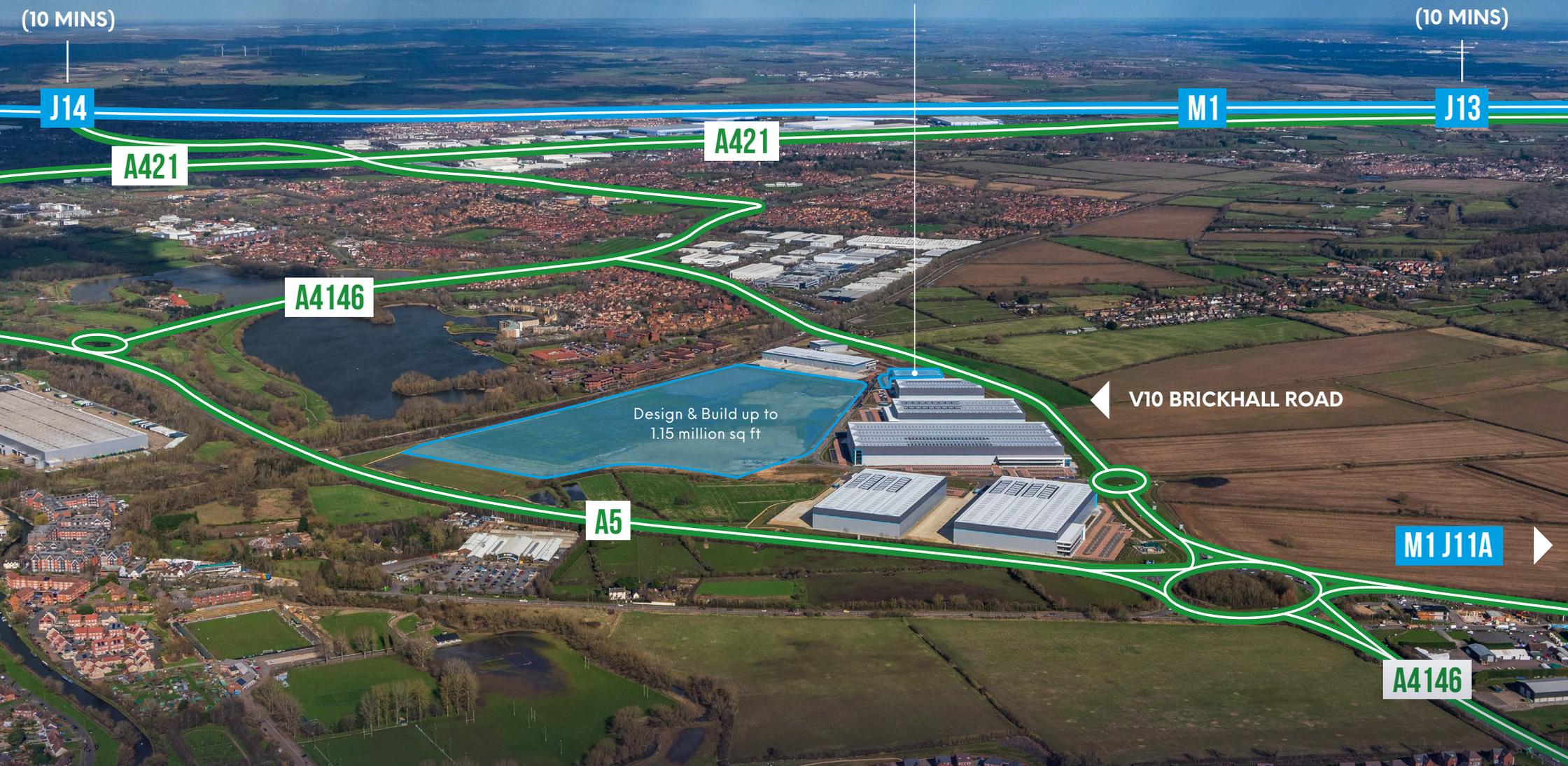
improvement on regulations requirements with a further 20% using onsite energy saving innovations

\*Tenant upgrade

# STRATEGIC LOCATION

PLP MK is a major new 2.2 million sq ft logistics business park adjacent to the A5, within 10 minutes of the M1 Junctions 13 and 14 and the wider national motorway network.

PLP MK31



(10 MINS)

J14

A421

A421

M1

J13

(10 MINS)

A4146

A5

V10 BRICKHALL ROAD

M1 J11A

A4146

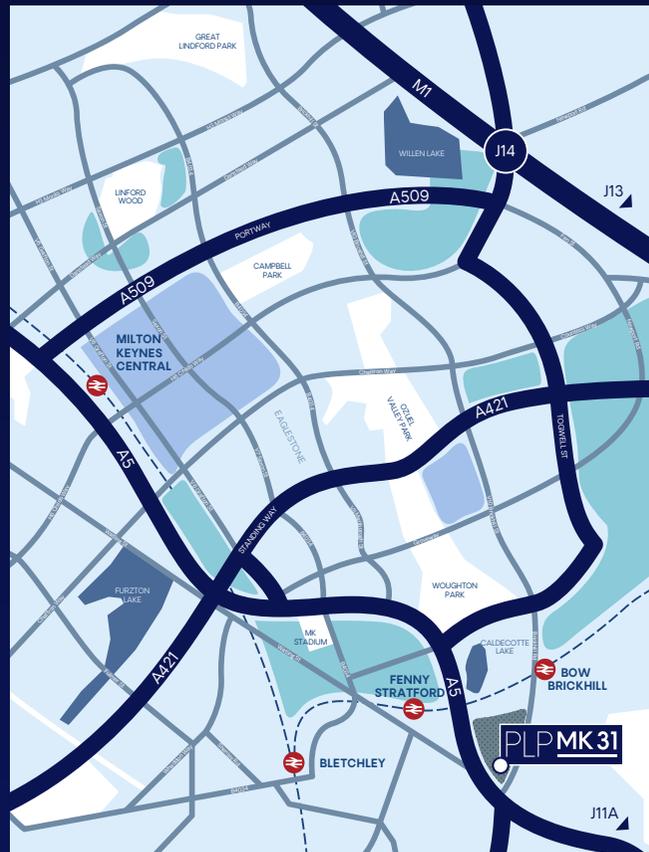
Design & Build up to  
1.15 million sq ft

# 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



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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