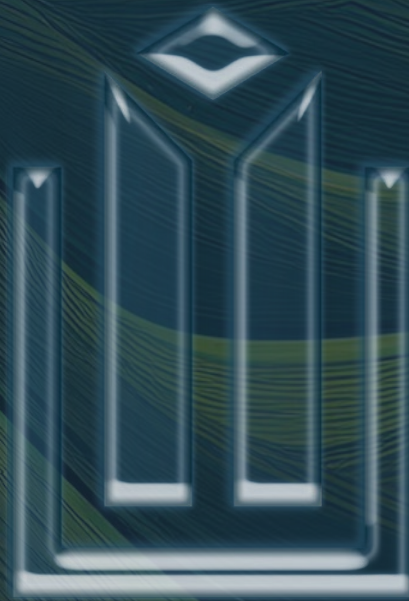


PANATTONI

UNDER CONSTRUCTION
**345,000 SQ FT READY
FOR TENANT FIT-OUT**
PC MAY 2025



PANATTONI PARK
MILTON KEYNES

M1 | J14

MK16 OQE

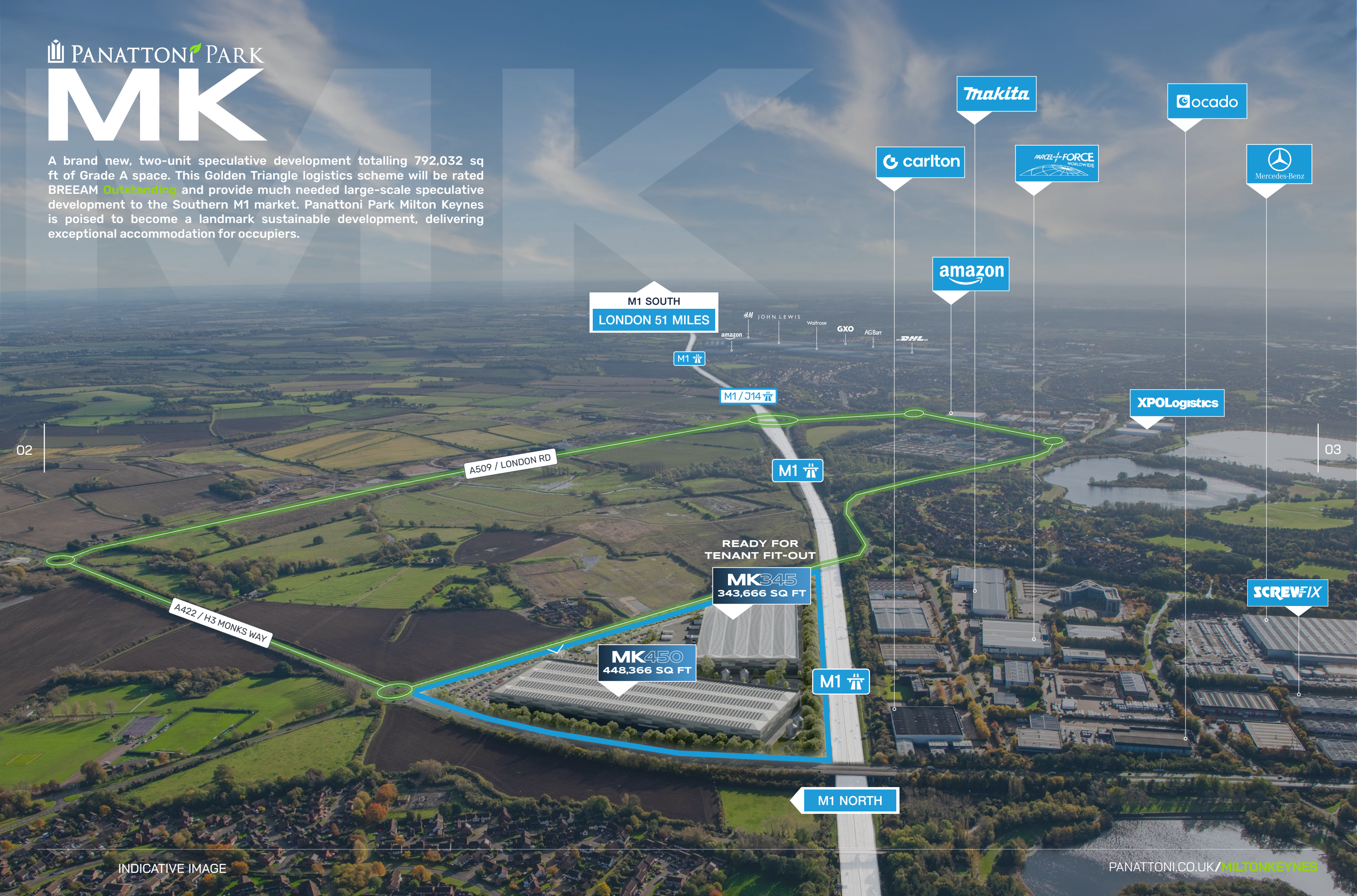
BREEAM®
OUTSTANDING

2 UNIT SPECULATIVE SCHEME OF
345,000 SQ FT & 450,000 SQ FT
TOTTALLING **795,000 SQ FT**

LOGISTICS OPPORTUNITIES

PANATTONI PARK
MK

A brand new, two-unit speculative development totalling 792,032 sq ft of Grade A space. This Golden Triangle logistics scheme will be rated BREEAM **Outstanding** and provide much needed large-scale speculative development to the Southern M1 market. Panattoni Park Milton Keynes is poised to become a landmark sustainable development, delivering exceptional accommodation for occupiers.



02

03

SITE PROGRESS

MK450
448,366 SQ FT


READY FOR
TENANT FIT-OUT

MK345
343,666 SQ FT


M1

Milton Keynes is positioned at the heart of the UK's logistics network. It offers businesses diverse transportation options for seamless connectivity to the Midlands, London, and the affluent markets of the South East. Junction 14 on the M1 is just a 3 minute drive from the site.



|  | DISTANCE | TIME |
|---|-----------|---------|
| A509 | 1 miles | 2 mins |
| M1 J14 | 2 miles | 4 mins |
| M1 J13 | 6.8 miles | 9 mins |
| M1 J6A / M25 J21 | 32 miles | 35 mins |

| | DISTANCE | TIME |
|---------------------|----------|--------------|
| Luton | 24 miles | 26 mins |
| Heathrow | 52 miles | 50 mins |
| Birmingham | 60 miles | 1 hr 4 mins |
| East Midlands | 66 miles | 1 hr 7 mins |
| London City Airport | 72 miles | 1 hr 15 mins |

|  | DISTANCE | TIME |
|---|-----------|---------------|
| Tilbury | 76 miles | 1 hr 26 mins |
| Southampton | 106 miles | 2 hrs 7 mins |
| Felixstowe | 115 miles | 2 hrs 15 mins |
| Liverpool | 164 miles | 3 hrs 5 mins |



LABOUR AT THE READY



Working Age Population
(16-64): 168,400



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



Manufacturing
Sector: 9,000
employed (5.1%)



Transport and Storage Sector:
19,000 employees, exceeding
surrounding areas like
Northampton and Bedford



Population Growth (by 2050):
Estimate of 410,000



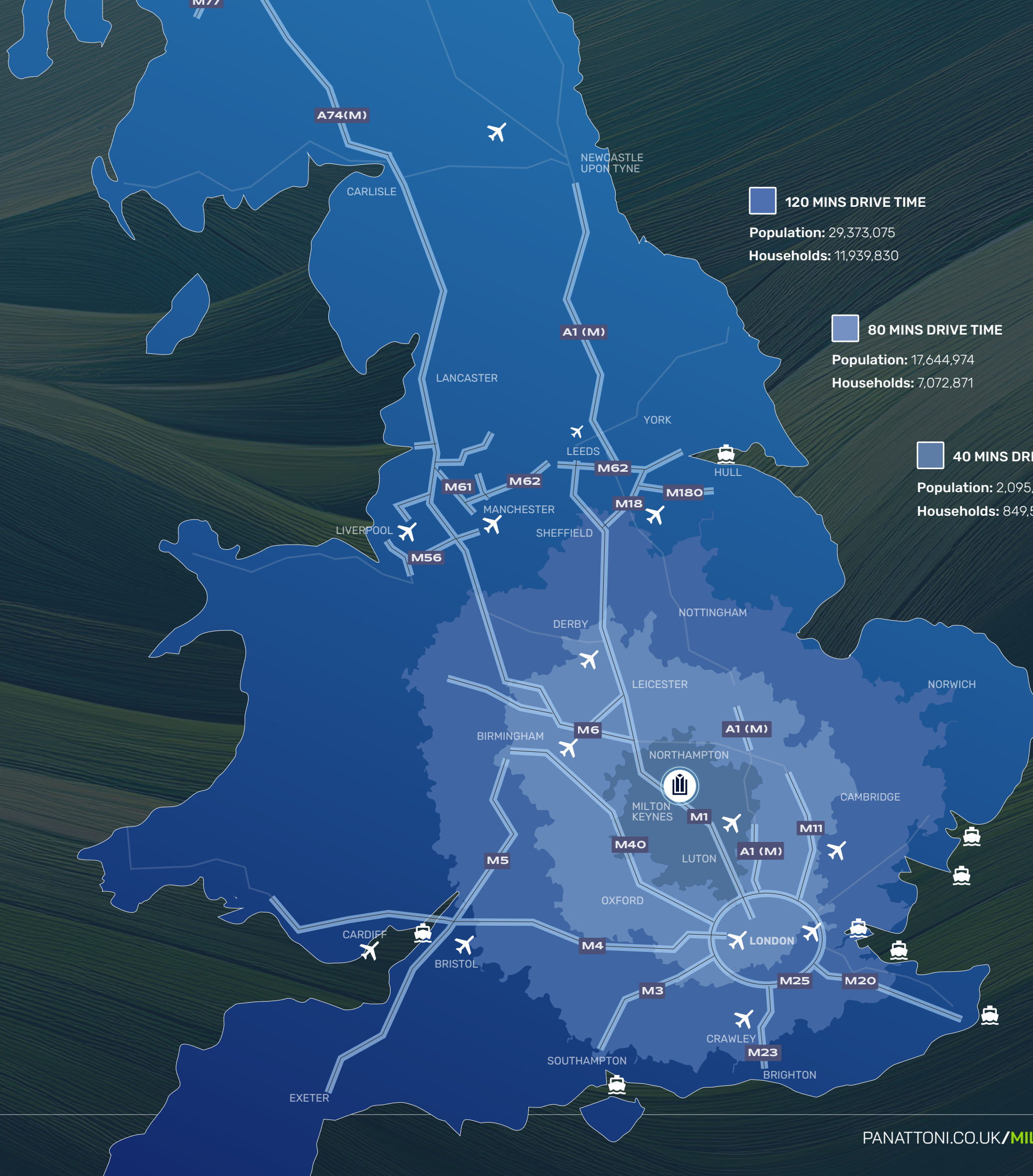
Economic Growth:
50,000 - 90,000 new jobs



Labour Profile: 82.2%
of the population is
economically active



Job Seekers: 9,900 economically
inactive individuals seeking
employment



120 MINS DRIVE TIME
Population: 29,373,075
Households: 11,939,830

80 MINS DRIVE TIME
Population: 17,644,974
Households: 7,072,871

40 MINS DRIVE TIME
Population: 2,095,865
Households: 849,551

Makita



Ocado



PANATTONI PARK

MK

carlton

JOHN LEWIS

SCREWFIX

Coca-Cola

Boasting net zero carbon in construction, BREEAM Outstanding and an EPC rating of 'A', Panattoni Park Milton Keynes is truly at the forefront of sustainability. In addition to its sustainable credentials, the development also has excellent connectivity, with easy access to the M1 and onwards to the M6 and M42 motorways. A vast and readily available labour pool further enhances the unique offering of Panattoni Park Milton Keynes.

10

8 MINS
CENTRAL MK

5 MILES
A5

M1 NORTH
BIRMINGHAM

11

M1

A422 / H3 MONKS WAY

READY FOR
TENANT FIT-OUT

MK345
343,666 SQ FT

MK450
448,366 SQ FT

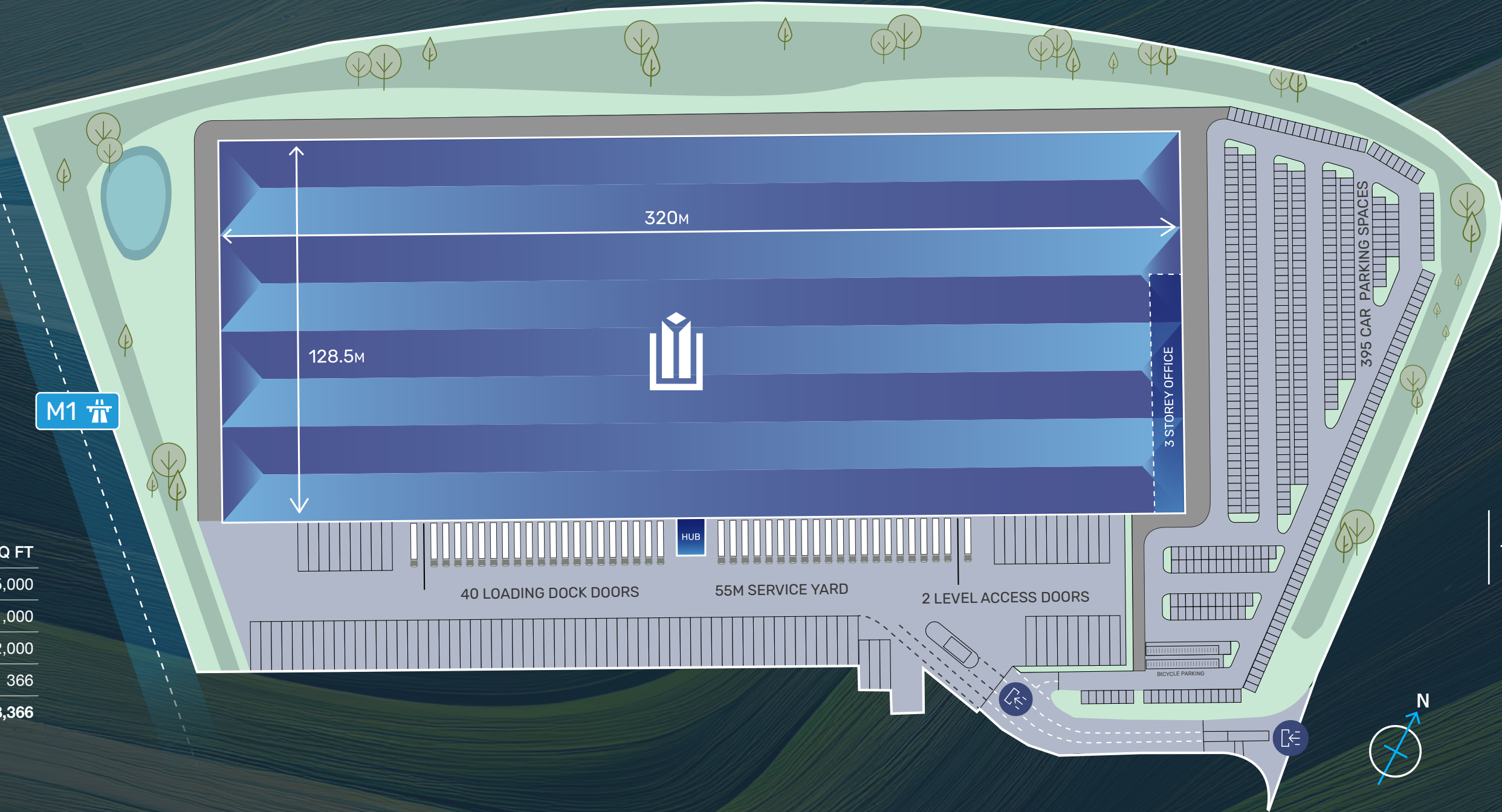
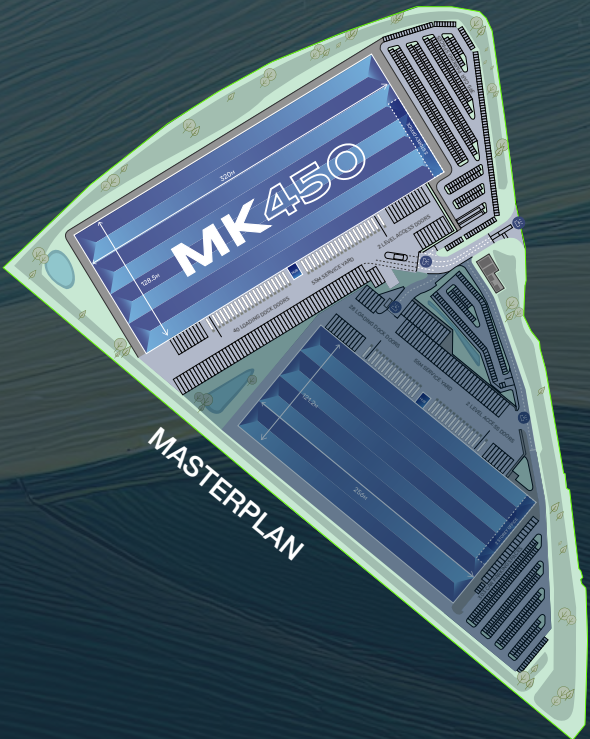
M1

M1 SOUTH / J14
LONDON

M1 EXIT WAY

MK450

0 NET ZERO CARBON DEVELOPMENT



12

| MK450 | SQ M | SQ FT |
|------------------|--------|---------|
| Warehouse | 39,483 | 425,000 |
| Office (3 floor) | 1,951 | 21,000 |
| Hub (2 floor) | 186 | 2,000 |
| Gatehouse | 34 | 366 |
| TOTAL (GIA) | 41,654 | 448,366 |

13



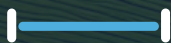
50kN/m²
FLOOR
LOADING



40
DOCK LOADING
DOORS



2
LEVEL ACCESS
DOORS



55m
CONTAINED
SERVICE YARD



4 MVA
TOTAL
UNIT POWER



18m
CLEAR INTERNAL
HEIGHT



132
TRAILER
PARKING SPACES



395
CAR PARKING
SPACES



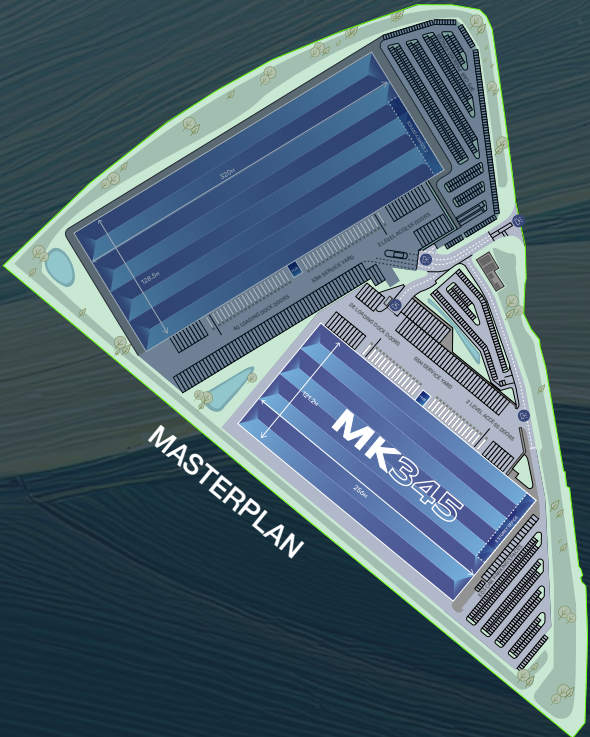
FM1
FLOORING



12%
ROOFLIGHTS
TO WAREHOUSE

MK345

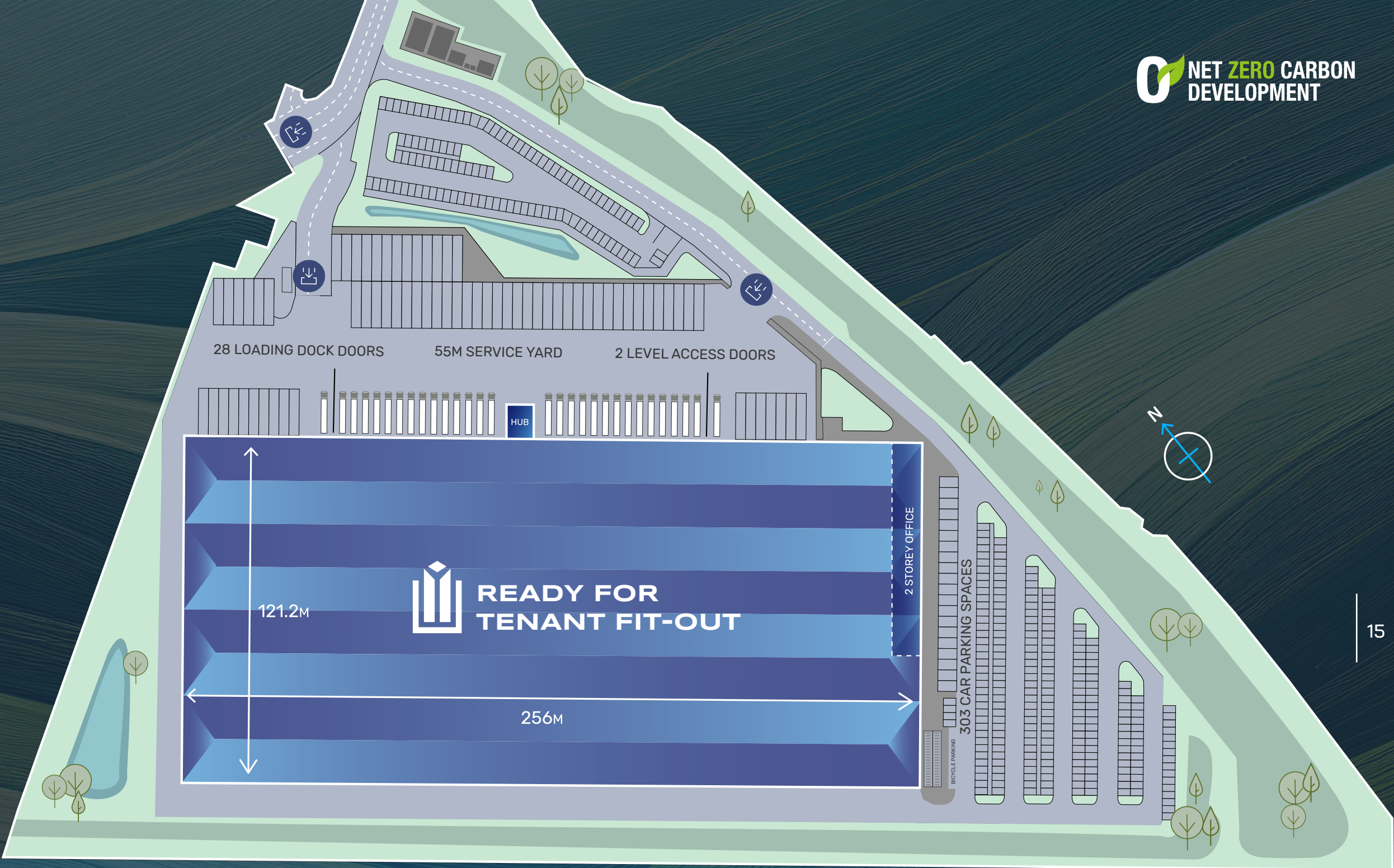
0 NET ZERO CARBON DEVELOPMENT



14

| MK345 | SQ M | SQ FT |
|------------------|--------|---------|
| Warehouse | 30,314 | 326,300 |
| Office (2 floor) | 1,393 | 15,000 |
| Hub (2 floor) | 186 | 2,000 |
| Gatehouse | 34 | 366 |
| TOTAL (GIA) | 31,927 | 343,666 |

15



M1



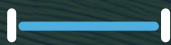
50kN/m²
FLOOR
LOADING



28
DOCK LOADING
DOORS



2
LEVEL ACCESS
DOORS



55m
CONTAINED
SERVICE YARD



2.7 MVA
TOTAL
UNIT POWER



18m
CLEAR INTERNAL
HEIGHT



101
TRAILER
PARKING SPACES



303
CAR PARKING
SPACES



FM1
FLOORING



12%
ROOFLIGHTS
TO WAREHOUSE



16

17

BREEAM[®]

OUTSTANDING



NET ZERO CARBON DEVELOPMENT



PV roof mounted system



Cycle parking



Rainwater harvesting



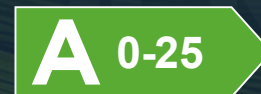
Water saving taps and WCs



High standards of insulation & air tightness



10% Electric vehicle charging



EPC rating of 'A'



Sub-metering of energy consumption



Panattoni is the world's largest privately owned logistics developer and Europe's largest developer of logistics property. With 58 offices around the globe, we have developed over 580 million sq ft of space. The Panattoni client list includes more than 2,500 international, national and regional companies, many of whom have completed multiple projects with Panattoni, a testament to our determination always to exceed our customer expectations.

Panattoni is synonymous with quality and we pride ourselves on delivering high specification products that are built with the assurance of a long term partnership. Above all, we enable our customers to stay ahead of the curve and future-proof their businesses.

Working in close collaboration with our occupiers, Panattoni has developed a customer-centric ethos providing state-of-the art facilities located in and around major cities and at key transportation hubs.

In Europe, we are the largest developer of logistics property having delivered over 205 million sq ft of new build space, and our extra-mile approach has seen us recognised as Top Logistics Developer by PropertyEU for 8 consecutive years.

/// CHANGES.PODS.LUCK



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