MAGNA PARK Milton Keynes
Latitude 186

186,443 SQ FT

MK17 8EW

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GLP

eu.glp.com

Prime distribution centre for logistics

Latitude 186 offers 186,443 sq ft of high-specification logistics space at Magna Park Milton Keynes — a prime opportunity and the first available unit on Magna Park Milton Keynes in 2 years.

Strategically located on the east side of Milton Keynes, adjacent to the A421, which offers easy access to the M1 and wider national motorway network.

The development benefits from a best-in-class specification, including a 50m service yard, 12.5m clear internal height, 17 dock levellers and 4 level access doors.

Highlights

- TOTAL GIA — 186,443 SQ FT
- 69 HGV parking
- TOTAL GIA — 17,321 SQ M
- 17 dock doors



STRATEGIC LOCATION

A proven strategic location for the UK's leading brands — placed between Junctions 13 and 14 of the M1.

PUBLIC TRANSPORT

Magna Park Milton Keynes is well-connected to the city centre, railway station, and Coachway at Junction 14 via Arriva bus services 3, 3A, and 3S. These buses run 7 days a week, providing a convenient transport link for commuters and visitors.



Latitude 186

Key statistics





BUILT FOR LOGISTICS

186,443
sq ft

17,321
sq m

17
Dock doors

4
Level access doors

STORAGE CAPACITY

12.5m
Clear internal height

23,152
Narrow aisle pallet positions

19,456
Wide aisle pallet positions

50 KN psm
Floor load

ENERGY SUPPLY

736 kVA
Incoming power supply

Building
Environmental Analytics

INCREASED PARKING

161
Car parking spaces

69
HGV parking spaces

50m
Yard depth

SUSTAINABILITY & WELL BEING

'Excellent'
BREEAM rating

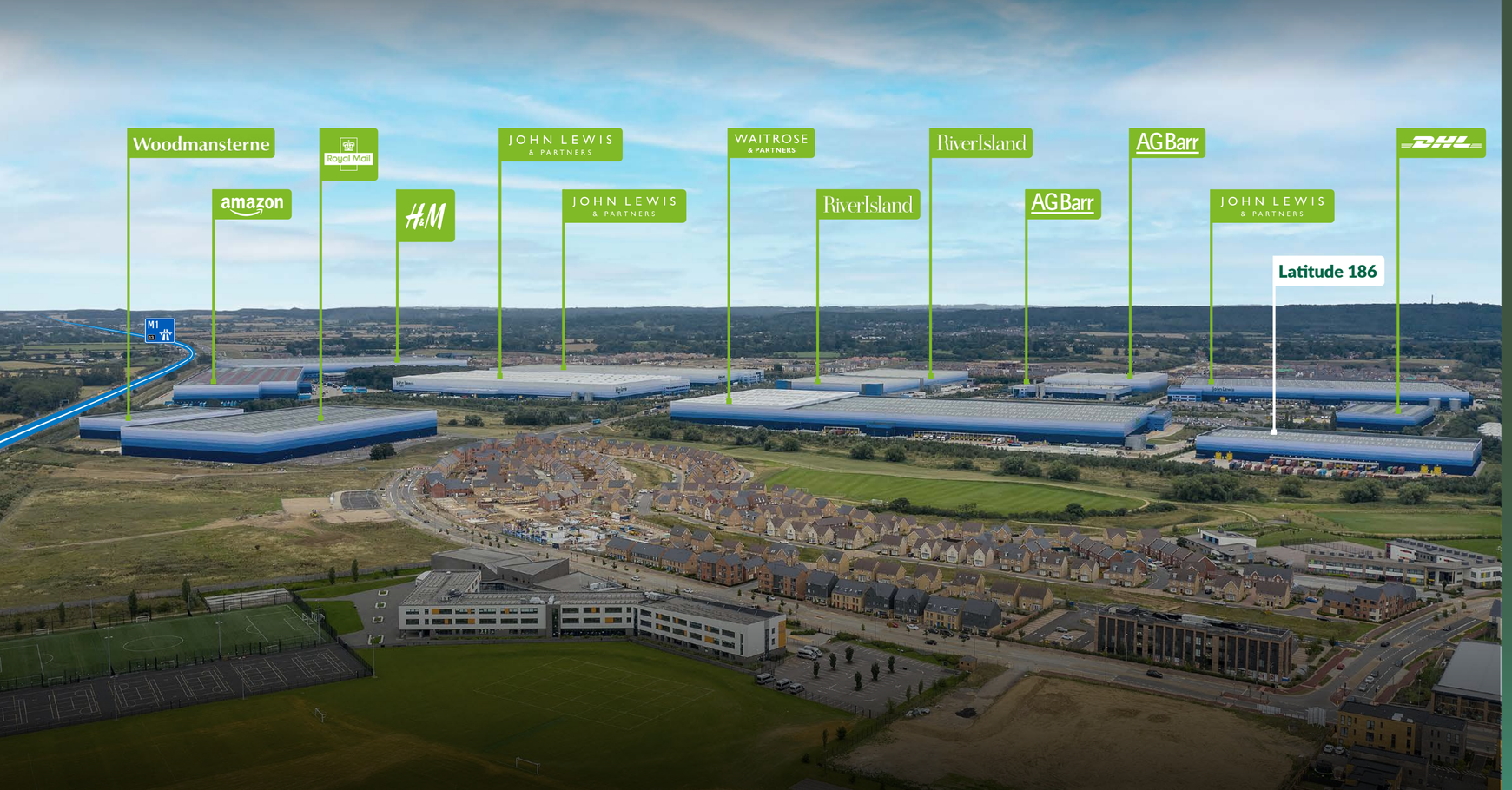
A
EPC Rating

G-Plus
benefits built in that make the difference

12.5m
clear internal height
(from internal ground floor height level)

Internal ground floor level

1.2m dock wall height



An established business park

One of the premier logistics parks in Europe

Join a thriving community of leading brands at this prime distribution location.

Magna Park Milton Keynes is a 388-acre logistics park that is home to some of the UK's leading brands, including Amazon, H&M, Royal Mail, DHL, Woodmansterne, John Lewis and Waitrose. With 5.7 million sq ft of floor space and employing 4,500 people, Magna Park offers unparalleled access to the UK's consumer base. Located adjacent to the A421, the park provides easy access to the M1 motorway and the wider national motorway network.

This established logistics hub offers excellent on-site amenities and a high-quality working environment. GLP's G-Plus approach to place making prioritises attractive landscaping, green spaces, and pedestrian-friendly areas. Magna Park is also committed to sustainability, with initiatives in place to reduce carbon emissions and promote biodiversity. Join a thriving community of like-minded businesses at this prime location synonymous with quality and success.

MAGNAPARK **Milton Keynes**



An aerial view of Milton Keynes, perfectly positioned alongside the M1.

The right location

Strategically located & well connected

In the dynamic world of logistics, strategic location is paramount. Magna Park Milton Keynes, with Latitude 186, places your business at the epicenter of UK distribution.

Unrivaled connectivity
Situated adjacent to the A421, offering swift access to the M1 motorway network (ideally placed between Junctions 13 and 14), Latitude 186 ensures seamless movement of goods across the nation. Reach key markets in the Midlands and South East with ease, optimizing delivery times and enhancing supply chain efficiency.

Prime position
Nestled on the eastern side of Milton Keynes, this thriving hub provides access to a skilled workforce and a robust infrastructure. Benefit from a strategic location that minimizes transport costs and maximizes operational efficiency.



HGV DRIVE DISTANCES

Destination	Miles
M1 Junction 13	3
M1 Junction 14	4
M25	36
Oxford	42
Cambridge	43
Central London	50
Nottingham	106
Leeds	148
Manchester	153

Airports	Miles
London Luton Airport	21
Heathrow Airport	50
Stansted Airport	52
London City Airport	62
Gatwick Airport	87

Source: Google Maps

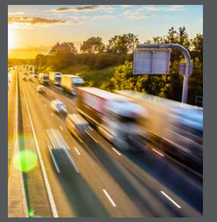
Ports	Miles
London Gateway	75
Felixstowe	111
Southampton	112
Dover	133
Immingham & Grimsby	145
Liverpool Port	164

Rail Freight terminals	Miles
Daventry International Rail Freight Terminal (DIRFT)	33
Hams Hall Rail Terminal	65
East Midlands Gateway Rail Freight Terminal	68
Birch Coppice	70

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MILTON KEYNES. BUCKINGHAMSHIRE.

ROAD



M1 13 A421

Major road links
Junction 13 of the M1, via the A421 is 3 miles heading Southbound.

M1 14

Major road links
Junction 14 of the M1 is located 4 miles north, providing quick access to the Northbound motorway.

RAIL



33 miles

75 miles

Rail freight terminal direct to docks
Latitude 186 boasts exceptional logistics connections. Benefit from a direct dock rail freight and proximity to DIRFT (33 miles) for seamless UK rail access. Plus, leverage easy access to London Gateway port (75 miles) for efficient import/export operations.

AIR



21 miles

London Luton Airport
The Airport has a dedicated Cargo Centre that processes around 28,000 tonnes of cargo annually and is well-equipped to manage various types of freight.

50 miles

Haethrow Airport
Heathrow's cargo hub is crucial for UK trade, handling over 1.5 million metric tonnes annually. Dedicated terminals, airlines, and handlers process diverse goods, from perishables to pharmaceuticals. Advanced technology and global connectivity ensure efficient worldwide trade.

Skills and growth make Milton Keynes ideal for logistics

Available Labour*
Despite a low unemployment rate, a significant pool of potential employees exists within Milton Keynes:

- Over 6,300 residents are currently unemployed
- An additional 8,600 individuals are economically inactive but seeking employment

Accessibility†
A large and expanding population resides within a 30-minute commute:

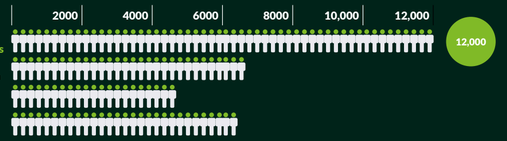
- 932,000 people currently live within this radius
- This figure is projected to grow to 1,037,000 by 2027, representing an 11.3% increase, significantly outpacing the national average

Strong Skills Base
Milton Keynes possesses a high concentration of workers with relevant skills:

- 12,000 employees (5.4%) work in 'Warehousing and support activities for transportation,' compared to the GB average of 1.8%
- This concentration surpasses other locations along the M1 corridor, indicating a readily available pool of workers with warehouse and transport expertise

Milton Keynes boasts a robust and growing workforce, making it an ideal location for businesses in the logistics sector.

Number of employees in 'Warehousing and support activities for transportation'**



* Annual Population Survey, June 2016-July 2017. ** BRES 2016, Travel to Work Areas. †Source: CACI, 2017 estimates and projections.
†† Business Register and Employment Survey 2016. All labour force statistics are based on the official Milton Keynes Travel to Work Area.

Strong labour pool

Lower cost of employing staff

932,000 working population





Latitude 186



SCHEDULE OF ACCOMMODATION

TOTAL GIA	TOTAL GIA
186,443 SQ FT	17,321 SQ M

Warehouse	174,813 sq ft	16,240 sq m
Offices (2 storey)	11,396 sq ft	1,059 sq m
Gatehouse	234 sq ft	22 sq m
Total GIA	**186,443 sq ft**	**17,321 sq m**

KEY FEATURES

- 12.5m clear height
- 4 level access
- 17 dock doors
- 58 HGV parking
- 161 car parking
- Self contained, secure site
- Warehouse lighting
- Staff welfare & locker room areas
- 736 kVA power supply
- 10.29 acres (4.16 ha)
- 50m yard depth
- 50 kN psm Floor loading
- Building Environmental Analytics
- For first year of occupancy





High spec

BREEAM 'Excellent'

G+Plus Building Communities & Wellbeing

Our guiding Sustainability Principles

At GLP, we're not just building warehouses, we're building a sustainable future for the logistics industry.

Towards Tomorrow, our commitment to ESG: develop and manage sustainable assets, govern with high ethics, promote well-being and value our ecosystem — goes beyond words. It's embedded in every aspect of our business, from the design and construction of our buildings to how we engage with our communities. We believe that sustainability is not just good practice, it's good business.

UK GBC · PlanetMark · BPF · INTERNATIONAL WELL BUILDING INSTITUTE™ · BREEAM® UK





1. DEVELOP AND MANAGE SUSTAINABLE ASSETS

We aim to create and manage sustainable buildings throughout their life cycle, offering exceptional service and contributing to a low-carbon future.

2. GOVERN WITH HIGH ETHICS AND TRANSPARENCY

We operate with integrity and honesty, expecting the same from our partners. High ethical standards are fundamental to all our business activities.





3. PROMOTE WELL-BEING

We promote a positive work environment, prioritising a safe, diverse, and inclusive workplace while investing in our colleagues' development and well-being.

4. VALUE OUR ECOSYSTEMS

We strive to adopt a holistic approach to contribute to the preservation of the natural ecosystem and the well-being of the communities surrounding our assets.

GLP

SUSTAINABILITY THROUGH TECHNOLOGY

Many of our customers require their warehouse buildings to demonstrate excellent environmental performance.

GLP is now recognised across the world for delivering industry-leading warehouse buildings that continuously exceed our original environmental aspirations, while supporting our customers' business operations in many effective ways.

Ratings and targets

BREEAM 'Excellent' · A+ EPC rating · net Zero A net-zero target built

BREEAM® UK New Construction 2018: Industrial (Shell and Core)

RENEWABLE ENERGY FOR ALL
GLP REMOVES THE BARRIERS

Our ambition is to become one of the leading renewable energy developers, investors and operators in Europe.

GLP will develop, own and operate the solar projects, removing the capital cost constraint for customers.

GLP CLEAN ENERGY

Discover more here...

BE GREEN. BUILD BLUE.

Exceeding requirements
GLP is a pioneer in environmentally sustainable 'eco-warehouse' development, setting the industry standard

15% less operational carbon in day-to-day operations

12% less embodied carbon than industry standard

Painted using VOC free natural paint

Natural light
Light band in cladding to bring natural light into the warehouse area

Excellent air tightness

Provision for electric vehicles

Planet Mark
Offered for first year of occupancy to help manage energy use

Regionally sourced plants

Recycled & recyclable materials
Our initiatives contribute to a greener world and offer distinct advantages to our customers and communities

Community
Community landscaping features

Roof PV ready

Roof lights
Our triple skinned factory assembled rooflight solution can save up to 13% a year on running costs

Solar thermal
Solar thermal pre-heating for hot water

Rain water harvesting
For use in toilet flushing and other non-potable applications

BREEAM
Excellent to all buildings

LED lighting throughout

WELL ready

100% recycled & recyclable carpets

Low water spray taps

Insect hotel
Created by local schools within landscape scheme

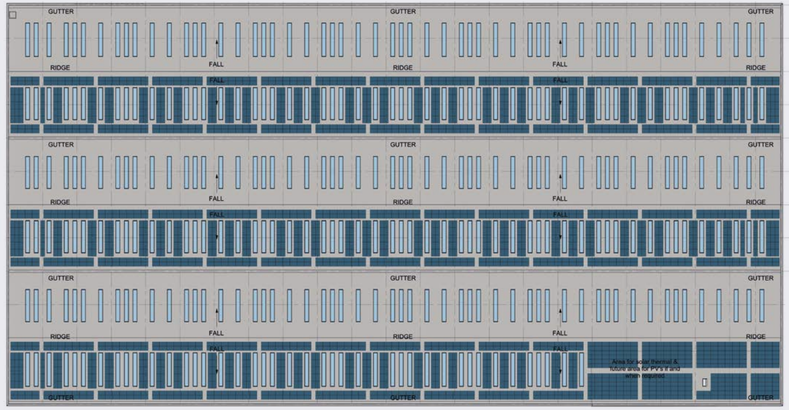
G-Hive scheme and wildflower planting to improve biodiversity

Monitoring energy usage
Our online energy dashboard can help customers proactively manage their energy consumption

Read our GLP 2023 European ESG report

Powering a greener tomorrow

Latitude 186 is 50% PV Ready and is able to accommodate solar panels on south facing roof slopes, allowing the occupier to utilise the power of the sun. The building's sustainable features generate a significant reduction of operating costs and CO_2 emissions.



GLP CLEAN ENERGY

GLP in Europe

GLP is a leading global business builder, owner, developer and operator of logistics real estate, data centers, renewable energy and related technologies. GLP's deep expertise and operational insights allow it to build and scale high-quality businesses and create value for its customers. GLP owns and operates assets and businesses in 17 countries across Asia, Europe and the Americas. GLP Capital Partners, a global alternative asset manager with approximately $124 billion in assets under management as of 31 March 2024, is the exclusive investment and asset manager of GLP.

We are committed to a broad range of environmental, social and governance (ESG) commitments that elevate our business, protect the interest of our stakeholders, support our employees and customers and enhance our local communities. **Learn more at glp.com/global**

Our European operating portfolio consists of more than 10.2 million SQM across the strategic logistic markets, which is leased to blue chip customers such as Amazon, DHL and XPO Logistics. In addition, GLP Europe has a prime land bank which allows for the development of an additional 1.3 million SQM. **To learn more about our European operations, please go to eu.glp.com**

10.2 million sq m operating portfolio

>10 million sq m development in 35 years

1.3 million sq m development pipeline

Strong global presence



MAGNAPARK Milton Keynes
Latitude 186

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GLP is committed to a policy of continuous development and reserves the right to make changes to information without notice. This brochure, the descriptions and measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. January 2025. Terms: Available leasehold – details upon application. Please contact the agents for a detailed proposal. Printed in the UK.

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