

TARGET
BREEAM®
EXCELLENT



CGI: Logistics City Milton Keynes



Milton Keynes

TO LET | MK15 8HQ

UNDER CONSTRUCTION

- 125,647 sq ft
- Grade A logistics building adjacent to the M1 motorway
- 'Net Zero Carbon' in Construction and BREEAM 'Excellent'
- Planning granted, development underway
- Available Q4 2025

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CGI: Logistics City Milton Keynes

Welcome to Logistics City Milton Keynes

A brand new, market-leading distribution and logistics unit in a prime M1 location. Totalling 125,647 sq ft (11,673 sq m) the development is situated on Michigan Drive with prominence onto the M1 motorway, and only a

5 minute (1.9 miles) drive to J14 of the M1. Developed with operational efficiencies and ESG features at the heart of its design to ensure that it meets the needs of industrial and logistics operators alike, now and in the future.

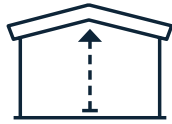
Scroll over each icon to show further information



14 dock loading doors



4 level loading doors



12m clear height



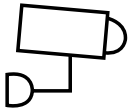
Secure
Self-contained site



40m yard depth



2 access points
(HGV & vehicular access)



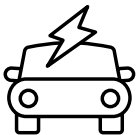
ANPR controlled
HGV access



Grade A offices
with green roof



Ribbon glazing
above dock doors
(improved safety/lighting)



Electric vehicle
charging



42 cycle spaces
(28 internal)



External amenity /
break-out area



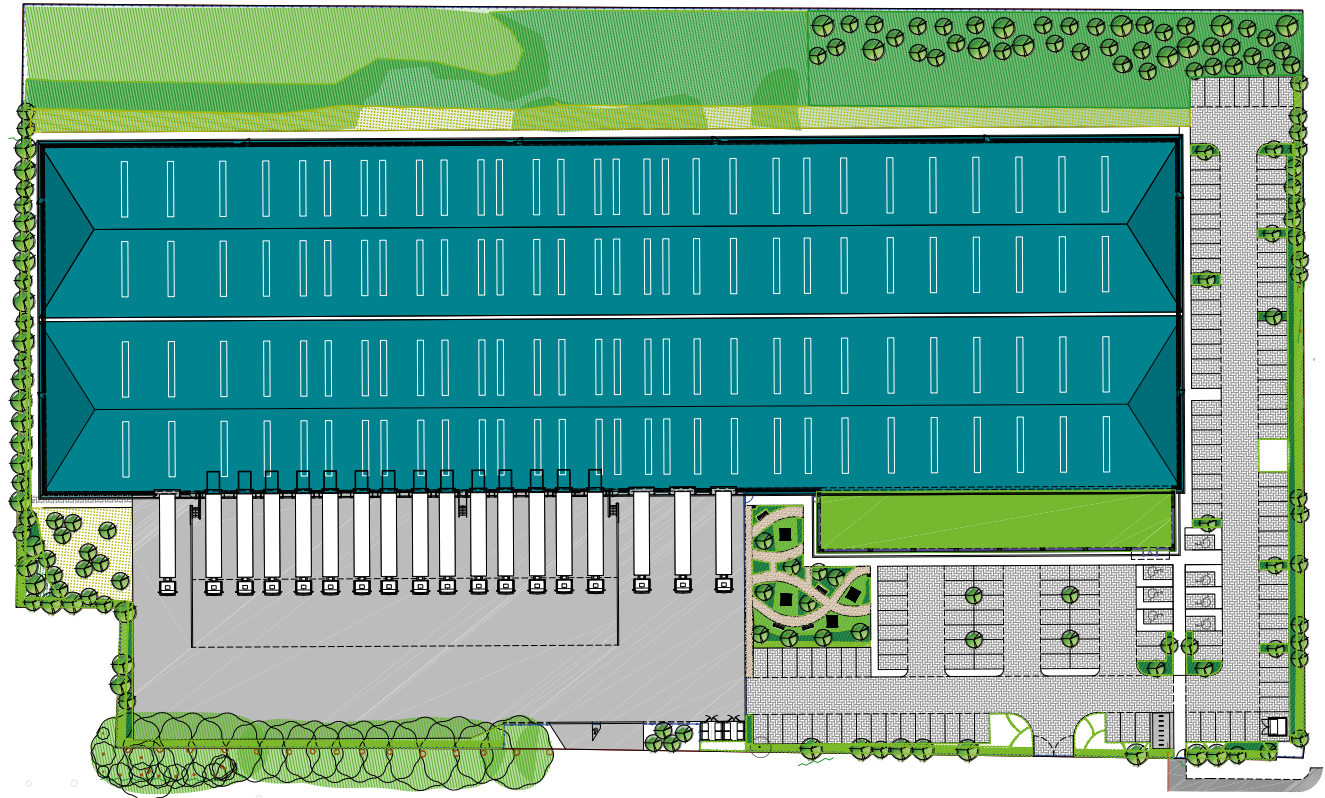
140 parking
spaces



10% Warehouse
and roof lights



Solar PV panels



Accommodation

	Sq ft	Sq m
Logistic City MK (GEA)	125,647	11,673
Warehouse	112,860	10,485
Ground floor office	6,329	588
First floor office	6,458	600
Total	125,647	11,673
	Acres	HA
Site area	6.1	2.47

Indicative GEA areas



Scroll over each icon to
show further information



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Sustainability

Our Trade City and Logistics City concepts have evolved to be market leading in terms of environmental credentials, ensuring our developments, and the materials used, are sustainable.

From the initial design through to the final completion, our units are built with sustainable materials and energy efficient features, ensuring a lower environmental impact as well as reduced end-costs for the user. Using recycled and low-carbon materials wherever possible.



Built to Net Zero
Carbon Standards



Target BREEAM
rating Excellent



Solar PV cells



Air-source
heat pump



High efficiency
LED lighting



Grade A offices
with green roof



Cycle storage



Electric vehicle
charging



Target EPC
Rating of A+



Highly efficient
building,
reducing costs



Sustainably
sourced
construction
materials

**Electric
vehicle
charging**



**Built for
efficiency**

Reducing
environmental
impact

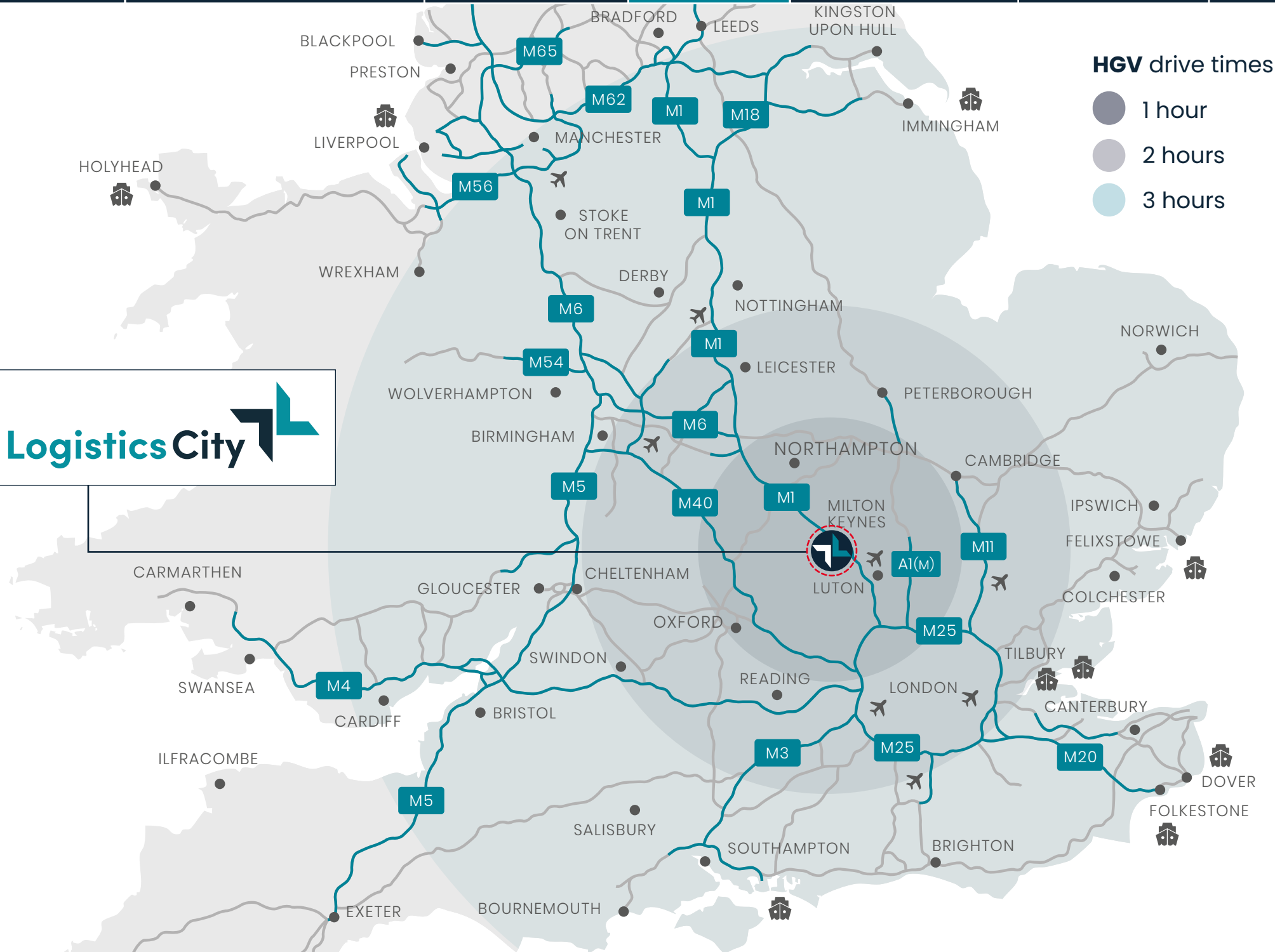
Prioritising well-being





Prominently placed and strategically located

Logistics City Milton Keynes' ideal location makes it extremely well placed to serve the majority of the UK within 4.5 hours HGV drive time, 87% of the population, making it a prime logistics location.




Milton Keynes
Central Station

Local Occupiers

- | | | | |
|---|-------------------------|----|-------------|
| 1 | Amazon | 8 | Makita |
| 2 | BMW | 9 | Volkswagen |
| 3 | JLR (Jaguar Land Rover) | 10 | Mercedes |
| 4 | Audi | 11 | Scania |
| 5 | XPO Logistics | 12 | John Lewis |
| 6 | Pro FS | 13 | Ocado |
| 7 | Westcoast Logistics | 14 | Parcelforce |

Childs Way

XPO Logistics

JLR

Audi

WESTCOAST

A509

Tongwell St

Mercedes-Benz

SCANIA

John Lewis

Makita

Ocado

M1 North

Logistics City

amazon

M1

A509

M1 J14 (5 mins)

M25 J21 (30 miles)

Drive times (by car)

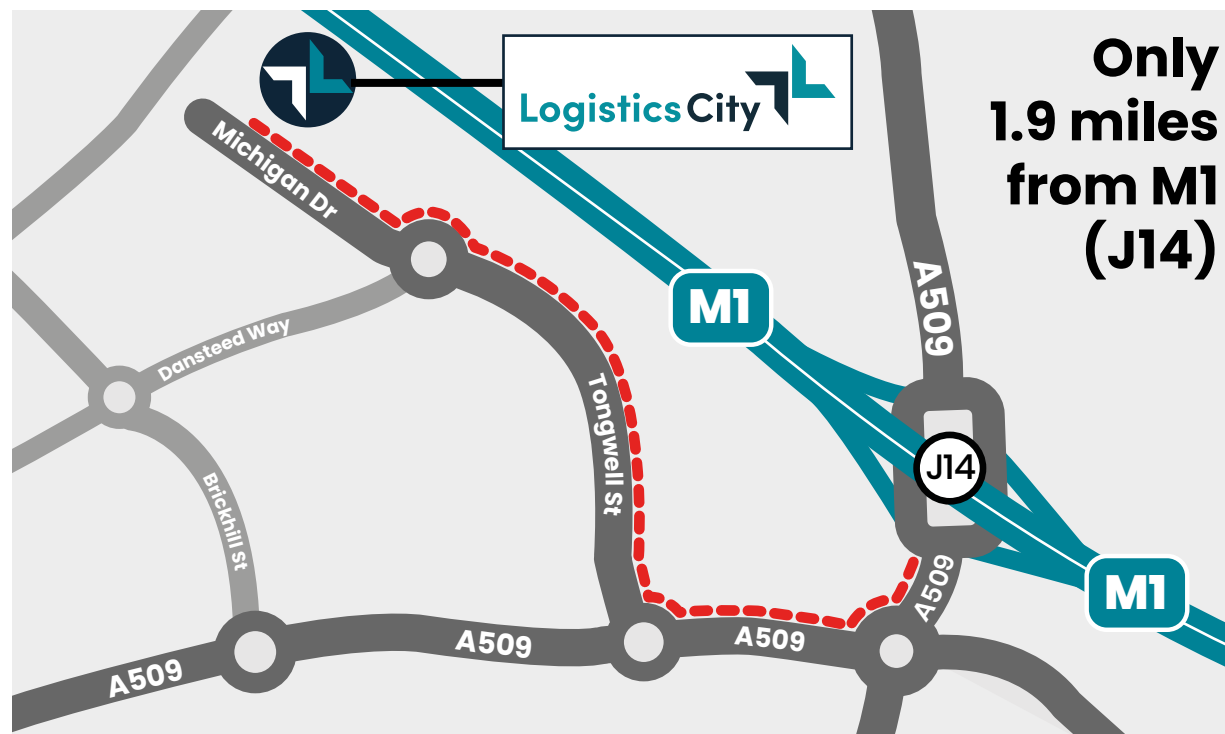
Destination	Miles	Time
M1 Jct 14	1.9 miles	5 mins
MK Central Station	4.1 miles	9 mins
City Centre	4.4 miles	10 mins
M1 Jct 13	7 miles	12 mins
M25 Jct 21	30 miles	35 mins
London	51 miles	1 hr 10 mins
Birmingham	71 miles	1 hr 20 mins
Manchester	154 miles	2 hrs 50 mins

Drive times (Ports by HGV)

Destination	Miles	Time
Tilbury	76 miles	1 hr 25 mins
Southampton	106 miles	2 hrs 5 mins
Felixstowe	115 miles	2 hrs 10 mins
Liverpool	168 miles	3 hrs 5 mins

Train times (from Milton Keynes Central)

Destination	Time
London Euston	35 mins
Birmingham	55 mins
Manchester	1 hr 35 mins

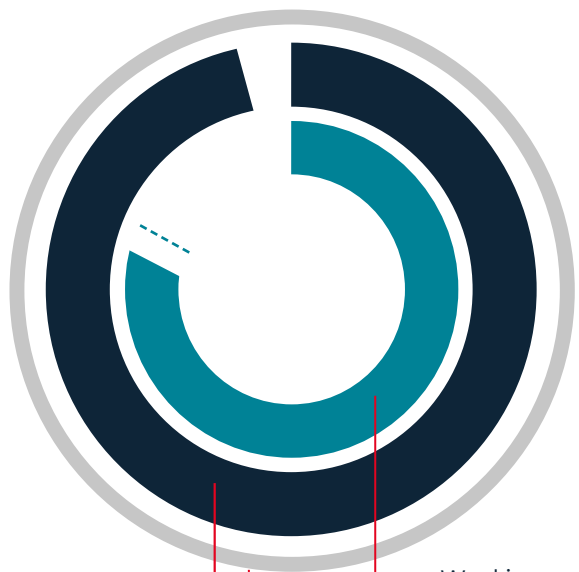
**SatNav**

**1 Michigan Drive
Tongwell
Milton Keynes
MK15 8HQ**

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**Population estimates
and projections:
30 min drive time catchment**



Estimated
population 2022

869,100

Projected
population 2032

897,800
(+3.3%)

Working age
population 2022

550,200
(63.3% of population)

Projected working age
Population 2032

560,650
(+1.9%)



Economically active

453,600

(74% aged 16-74)

Higer than the
GB average



Living within a 4.5hr
HGV drive time

57.5 m

(87% of the GB
population)



Living within a 2hr
HGV drive time

19.6 m

(29.8% of the GB
population)



Logistics City Basingstoke

Kier Property in joint venture with Investec completed the development of Logistics City Basingstoke in April 2019. The scheme consisted of 109,235 sqft across three industrial units on a five-acre site.

Basingstoke is a dominant south east industrial centre benefiting from exceptional transport links via road, rail and air. Situated within one of the town's most recognised industrial/warehouse areas, close to (J6) M3.

A former office and distribution warehouse Kier Property let Unit A to Network Rail and Unit B to Oxoid Limited, who trade as Thermofisher. Both units were then sold to a private US Fund.



Tri-Link 140, Normanton

Kier's scheme provided an excellent industrial and warehouse opportunity, comprised of 142,338 sq ft facility incorporating 136,231 sq ft warehouse and 6,107 sq ft of office space.

Located in Wakefield, Europort is an established location at J31 of the M62. Tri-Link 140 is regarded as a flagship industrial and warehouse development that offered high quality buildings in a highly accessible and strategic motorway location.

The location benefited from the European rail freight access through the Europort freight terminal and has ready access to the deep water ports of Goole and Hull and five international airports within a one hour's drive.



6.7m+ sq ft
over 54 schemes



£233m
of social value
across Kier



90%
Customer Satisfaction

Contact Details



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All statements contained within these particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract or warranty. Unless specified to the contrary, interested parties should note the following: All dimensions, distances and floor areas are approximate and are given for guidance purposes only. January 2025.