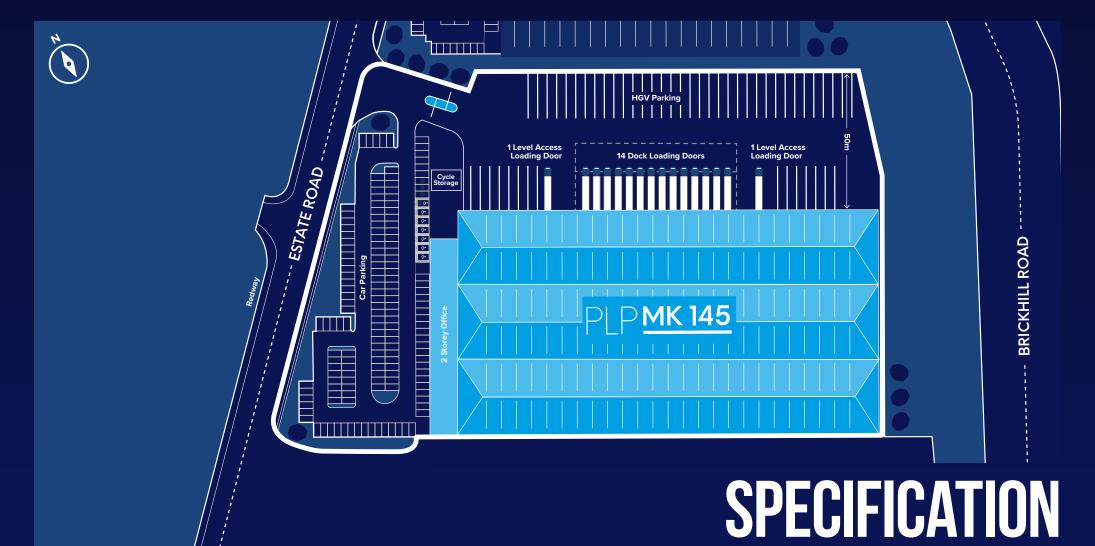


# PRIME LOGISTICS BUSINESS UNIT

- 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
- PLP Commitment to delivering carbon net zero developments

- Grade A unit GIA 145,029 sq ft (13,474 sq m)
- Un-compromised unit specification
- Clear height to haunch 15m, cubic storage capacity 201,766 m3
- Yard depth 50m





<b>Grade A</b> industrial a	nd logistics unit with a
Cubic Storage Ca	pacity of 201,766 m3

	<u> </u>						<b>∏</b> Tn	0	4	(C)
CLEAR HEIGHT	YARD DEPTH	DOCK DOORS	LEVEL ACCESS	CAR PARKING	HGV PARKING		RACK LEG LOADING	SECURE YARD	POWER SUPPLY	EV CHARGING
15m	50m	14	2	159	47	50KN/M2	12Tn	Yes	Up to 850 kVA*	4**

	SQ M	SQ FT
Warehouse	12,224	131,578
Offices	1,228	13,212
Gatehouse	22	239
TOTAL GIA	13,474	145,029



# FOR A GREENER FUTURE

PLP MK 145 will be built to the PLP environmental standard, incorporating a range of eco-conscious features.



### 4 EV CHARGING POINTS

car park designed to accommodate full EV installation\*



### **RAINWATER HARVESTING**

high-level roof drainage system for rainwater recovery



### TARGETING NET ZERO

according to the UK Green Building Council (UKGBC) Framework



TIMBER FROM FSC 100% sustainable sources



### **FULLY METERED**

for energy and utility consumption



## **AT LEAST DOUBLE** - the requirement of

solar PV panels



### 10% ROOF LIGHTS

coverage to reduce artificial lighting usage





EPC 'A'



### CYCLE STORAGE

and shower facilities



### BUS STOP

On-site



### **LED MOTION**

sensor office lighting



### **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



# **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



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

### **CUSHMAN AND WAKEFIELD**

### JAMES HARRISON

james.harrison@cushwake.com 07775 905415

### FRANCO CAPELLA

franco.capella@cushwake.com 07834 197403

### **SAVILLS**

### **TOBY GREEN**

tgreen@savills.com 07870 555716

### JACK BOOTH

jbooth@savills.com 07739 751830

### **CHARLIE SPICER**

caspicer@savills.com 07972 000105



### www.plproperty.com

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