



FOR



DELIVERY APRIL 2023

PLP MK 166

MILTON KEYNES, MK17 9FE

166,740 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**
- **PLP Commitment to delivering carbon net zero developments**
- **Grade A unit GIA 166,740 sq ft** (15,490 sq m)
- **Un-compromised** unit specification
- **Clear height to haunch 18m**, cubic storage capacity **278,368 m3**
- **Yard depth 50m**



PLP MK 166

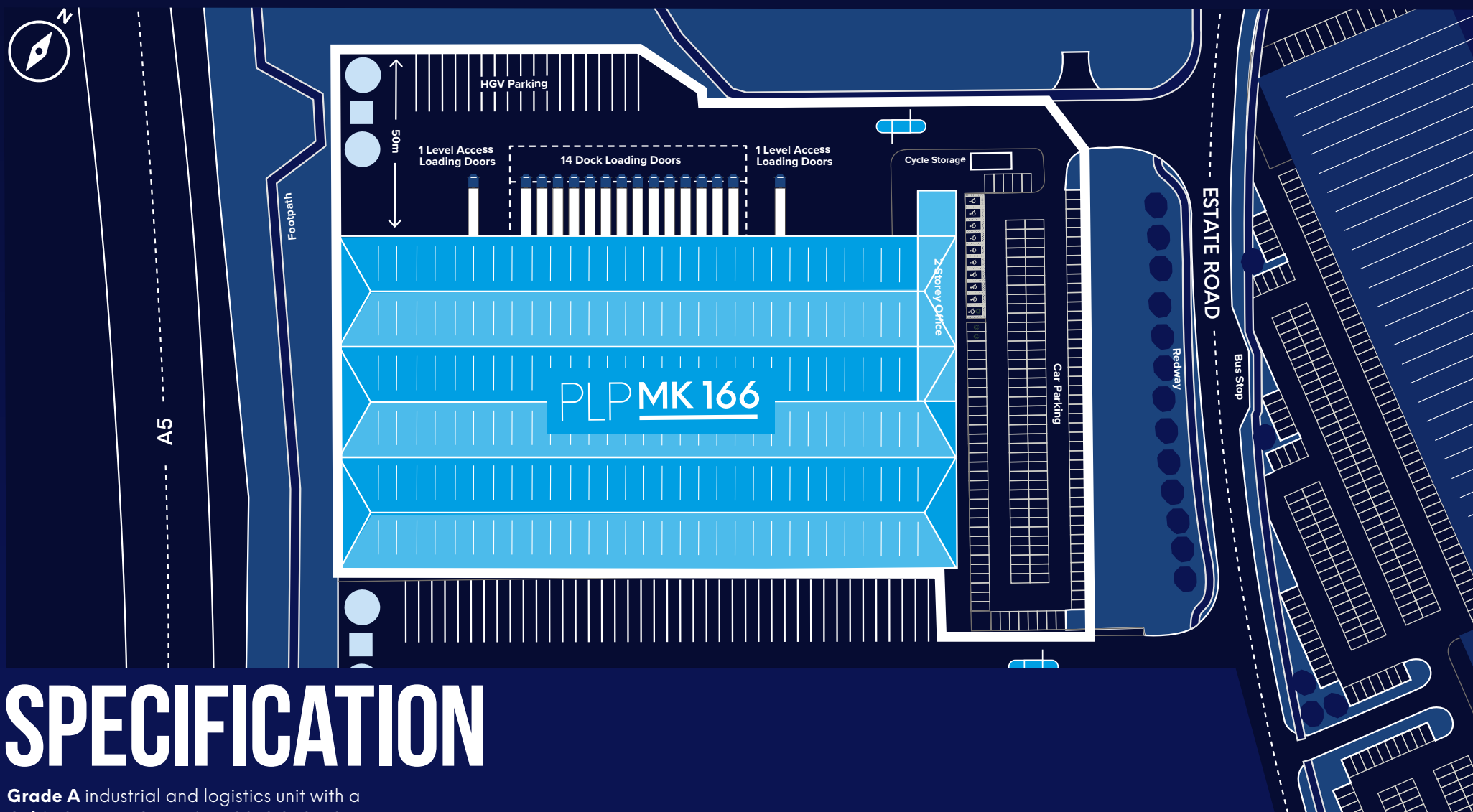
A5

PHASE 2

BRICKHILL ROAD

BOW BRICKHILL

Indicative Image



SPECIFICATION

Grade A industrial and logistics unit with a
Cubic Storage Capacity of 278,368 m³.

	SQ M	SQ FT
Warehouse	14,398	154,975
Offices	1,070	11,526
Gatehouse	22	239
TOTAL GIA	15,490	166,740

CLEAR HEIGHT	YARD DEPTH	DOCK DOORS	LEVEL ACCESS	CAR PARKING	HGV PARKING	FLOOR LOADING	RACK LEG LOADING	SECURE YARD	POWER SUPPLY	EV CHARGING
18m	50m	14	2	175	17	50KN/M2	12Tn	Yes	Up to 1.0MVA*	3**

*Subject to tenant upgrade. **Car park 100% future proofed to accommodate EV Charging.



FOR A GREENER FUTURE

PLP MK 166 will be built to the PLP environmental standard, incorporating a range of eco-conscious features.



*Tenant upgrade

PLP MK 166

PLP MK 166 | 05

CENTRAL LONDON
48 MILES

BIRMINGHAM
75 MILES

MARSTON
GATE
(10 mins)

TILBROOK
INDUSTRIAL ESTATE

MAGNA
PARK

KINGSTON
INDUSTRIAL ZONE

(10 mins)

J14

A421

M1

J13

A421

A4146

BOW BRICKHILL

V10 BRICKHILL ROAD

PHASE 2

Design & Build up to
1.15 million sq ft

BLETCHLEY
INDUSTRIAL ESTATE

A5

(16 mins)

M1 J11A

UNRIVALLED ACCESSIBILITY

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

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



www.plproperty.com

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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