

100%

AVAILABLE
TO LET



PLP **MK 168**

MILTON KEYNES, MK17 9FE

168,444 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 168,444 sq ft** (15,649 sq m)
- **Uncompromised** unit specification
- **Clear height to haunch 18m**, cubic storage capacity **260,327 m3**
- **Yard depth 50m**



BLETCHLEY ➔

FENNY STRATFORD ➔

PLP MK 168

A5

MILTON KEYNES CENTRAL ➔

centre:mk
MILTON KEYNES

SNOZONE
SKI • BOARD • EAT • ENJOY

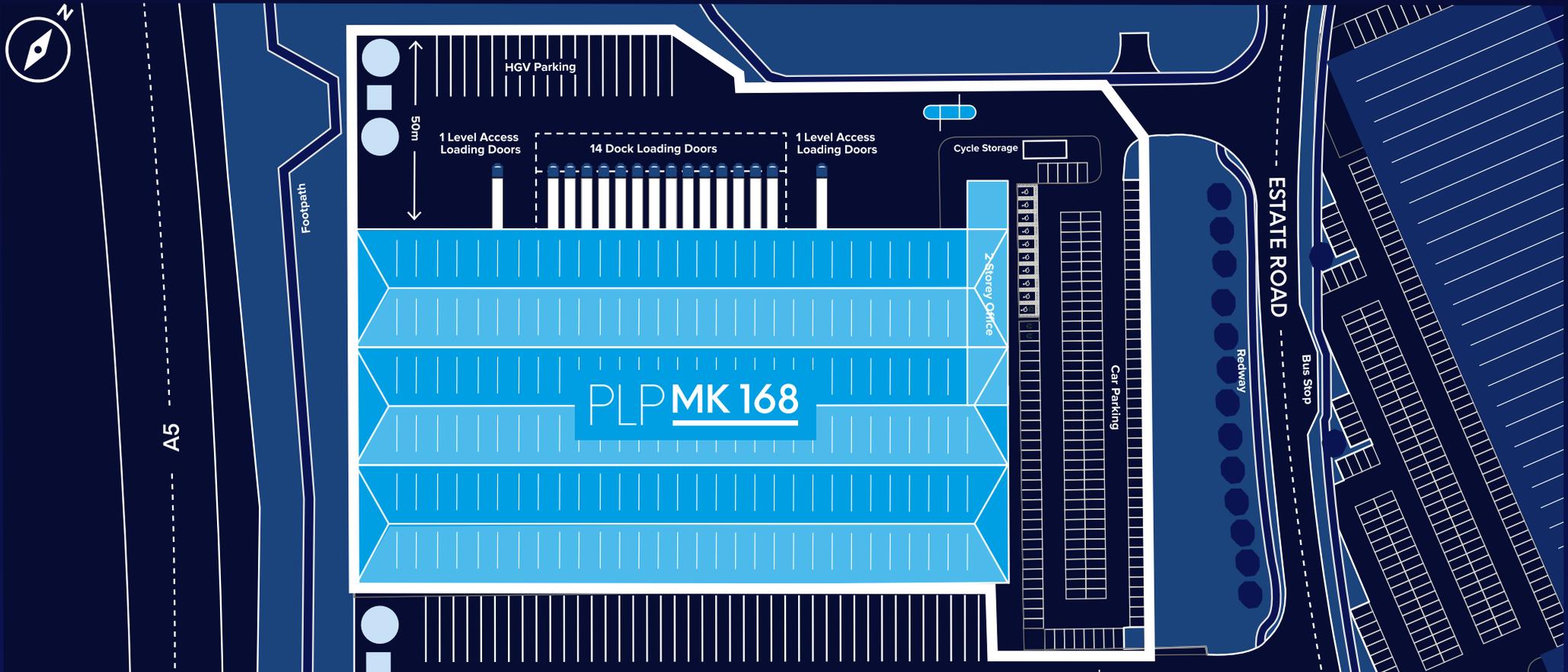
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BOW BRICKHILL ➔

PHASE 2

BRICKHILL ROAD

Indicative Image



SPECIFICATION

Grade A industrial and logistics unit with a Cubic Storage Capacity of 260,327 m³.

| | SQ M | SQ FT |
|------------------|-----------------|----------------|
| Warehouse | 14,462.6 | 155,674 |
| Offices | 1,124.2 | 12,101 |
| Gatehouse | 39.1 | 421 |
| Plant Deck | 23.0 | 248 |
| TOTAL GIA | 15,649.0 | 168,444 |

| 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 168 is built to the PLP environmental standard, incorporating a range of eco-conscious features.



*Tenant upgrade

PLP MK 168

BIRMINGHAM
75 MILES

CENTRAL LONDON
48 MILES

KINGSTON
INDUSTRIAL ZONE

MAGNA
PARK

TILBROOK
INDUSTRIAL ESTATE

MARSTON
GATE

(10 mins)

(10 mins)

J14

M1

J13

A421

A421

A4146

PHASE 2

Design & Build up to
1.15 million sq ft

BOW BRICKHILL

V10 BRICKHILL ROAD

BLETCHLEY
INDUSTRIAL ESTATE

A5

(16 mins)

M1 J11A

UNRIVALLED ACCESSIBILITY

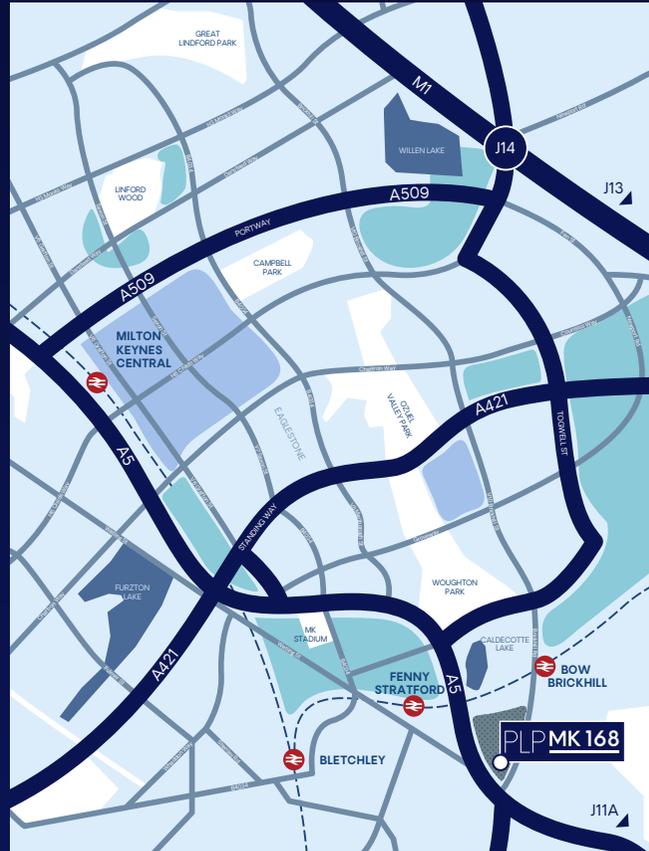
PLP MK is a major new 2.2 million sq ft logistics business park adjacent to the A5, within 10 minutes to the M1 Junctions 13 and 14 and the wider national motorway network.

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.