



PLP MK 70

MILTON KEYNES, MK 17 9FE

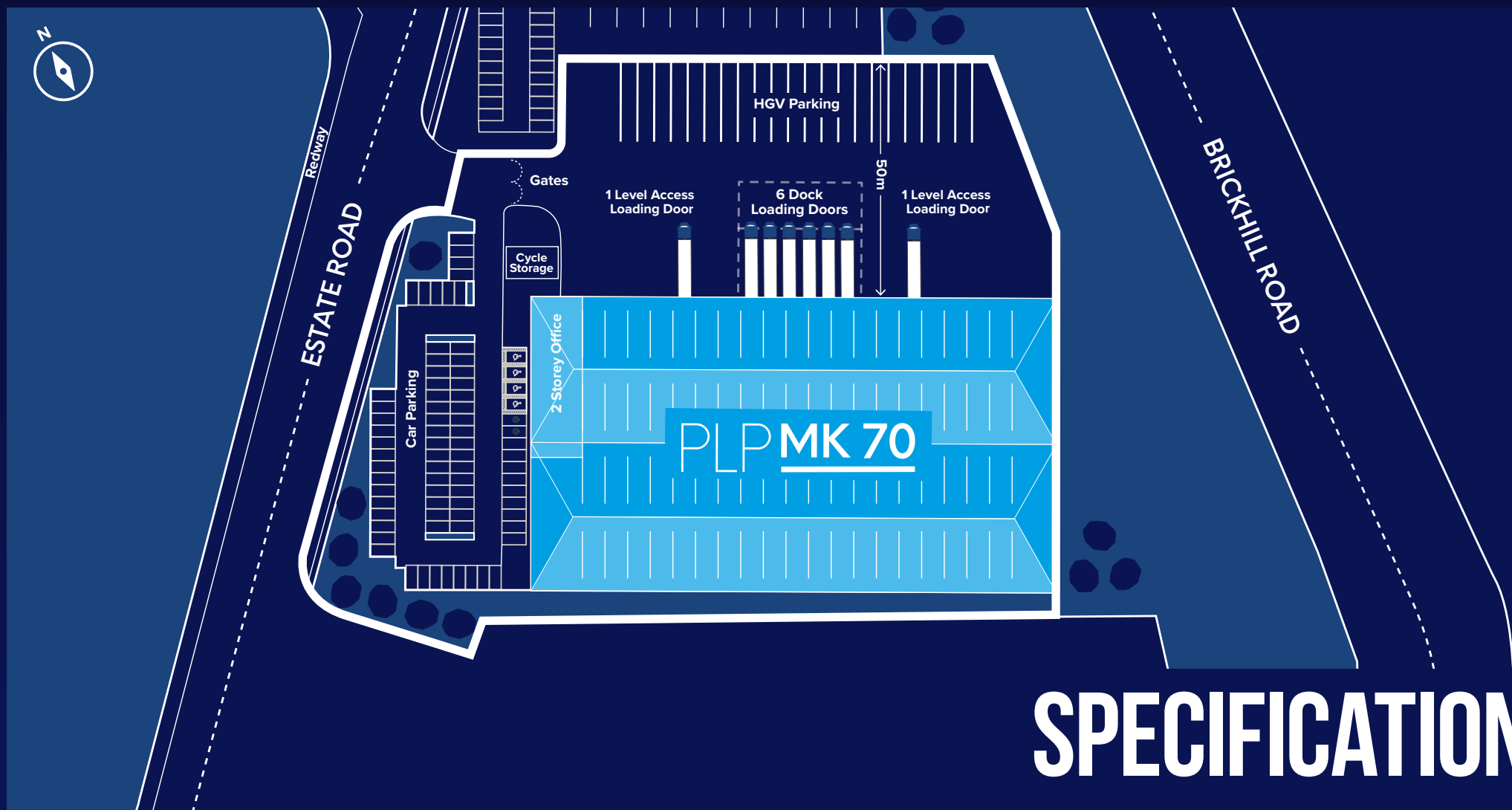
70,865 SQ FT
PRIME DISTRIBUTION WAREHOUSE

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 70,865 sq ft (6,584 sq m)**
- **Un-compromised** unit specification
- **Clear height to haunch 15m**, cubic storage capacity **98,753 m3**
- **Yard depth 50m**



Indicative Image



SPECIFICATION

Grade A industrial and logistics unit with a
Cubic Storage Capacity of 98,753 m³.

CLEAR HEIGHT	YARD DEPTH	DOCK DOORS	LEVEL ACCESS	CAR PARKING	HGV PARKING	FLOOR LOADING	RACK LEG LOADING	SECURE YARD	POWER SUPPLY	EV CHARGING
15m	50m	6	2	78	21	50KN/M2	12Tn	Yes	Up to 350kVA*	2**

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

	SQ M	SQ FT
Warehouse	6,009	64,679
Offices	575	6,186
TOTAL GIA	6,584	70,865



FOR A GREENER FUTURE

PLP MK 70 will be built to the PLP environmental standard, incorporating a range of eco-conscious features.



*Tenant upgrade

PLP MK 70

PLP MK 70 | 05

CENTRAL LONDON
48 MILES

BIRMINGHAM
75 MILES

KINGSTON
INDUSTRIAL ZONE

MAGNA
PARK

TILBROOK
INDUSTRIAL ESTATE

MARSTON
GATE

(10 mins)

(10 mins)

J14

M1

A421

A421

J13

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

PHASE 2

ROAD

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



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