



# PLP MK

PLP BUSINESS PARK  
DICKINSON AV  
BOW BRICKHILL  
MILTON KEYNES  
MK17 9LG

PRIME 2.2 MILLION SQ FT  
LOGISTICS BUSINESS PARK



<b>OVERVIEW</b>	<b>4-5</b>
<b>LOCATION</b>	<b>6-11</b>
<b>DEMOGRAPHICS</b>	<b>12-17</b>
<b>LOCAL OCCUPIERS</b>	<b>18-23</b>
<b>MILTON KEYNES</b>	<b>24-29</b>
<b>THE DEVELOPMENT</b>	<b>30-37</b>
<b>SUSTAINABILITY</b>	<b>38-41</b>
<b>THE PLP COMMITMENT</b>	<b>36-39</b>

# PLP MK

UNITS FROM 15,156 – 310,949 SQ FT  
DESIGN & BUILD UP TO 1.15 MILLION SQ FT

- Prime logistics business park
- Situated at the heart of the **Oxford to Cambridge Arc**
- Located just a **10 minute drive** from **Junctions 13 and 14** of the **M1 motorway**
- **89% of GB population** within **4.5 hr drive time**
- Delivering up to **2.2 million sq ft**
- **Phase 1 - 1.06 million sq ft**
- **Phase 2 - 44.7 acres**, design and build opportunities up to **1.15 million sq ft**
- Serviced, consented and **ready to go**
- Started on site **Q4 2021**
- **Phase 1 is Carbon Net Zero in construction**
- **Best-in-class** working environment
- **3.8 km** total of **paths and cycle access**

M1 MOTORWAY J13 & J14  
10 minute drive time

**PHASE 2**  
Build to suit up to  
1.15 million sq ft

M1 MOTORWAY J11A  
12 minute drive time

Joybuy

MK 168

Joybuy

Kegstar

Huel

RWS GLOBAL

LET

LET

KWB

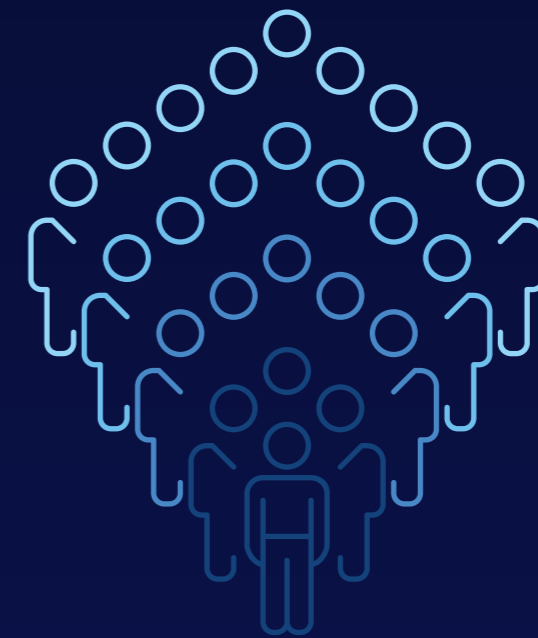
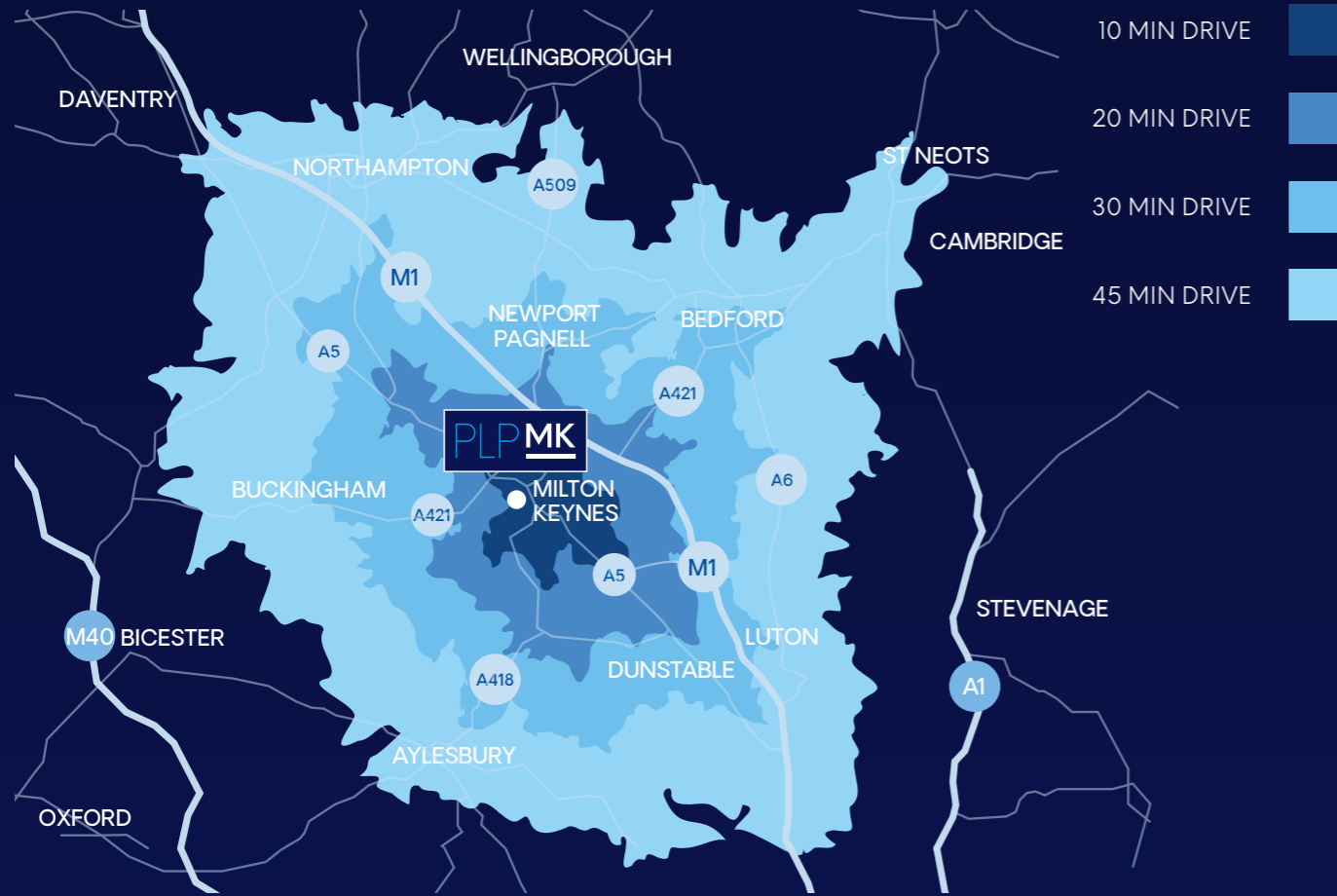
M1 MOTORWAY J13 & J14  
10 minute drive time





# MILTON KEYNES

THE DESTINATION OF CHOICE TO SERVICE  
THE SOUTH EAST AND THE MIDLANDS



10 MIN DRIVE  
37,200 PEOPLE

20 MIN DRIVE  
179,100 PEOPLE

30 MIN DRIVE  
351,600 PEOPLE

45 MIN DRIVE  
841,500 PEOPLE

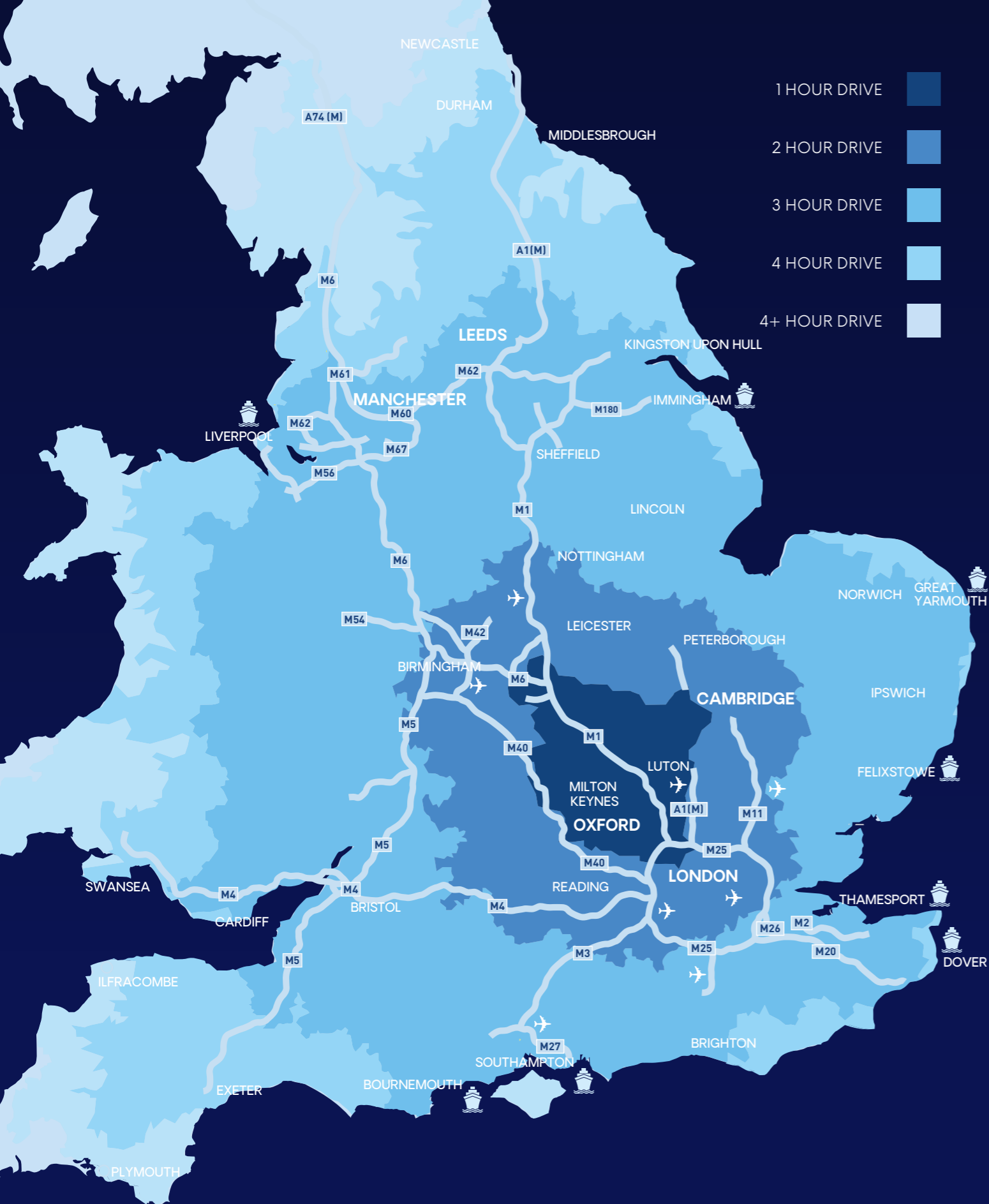
## IMMEDIATE ACCESS TO M1 J13/14

Milton Keynes offers an unrivalled strategic location at the centre of the UK's logistics market.

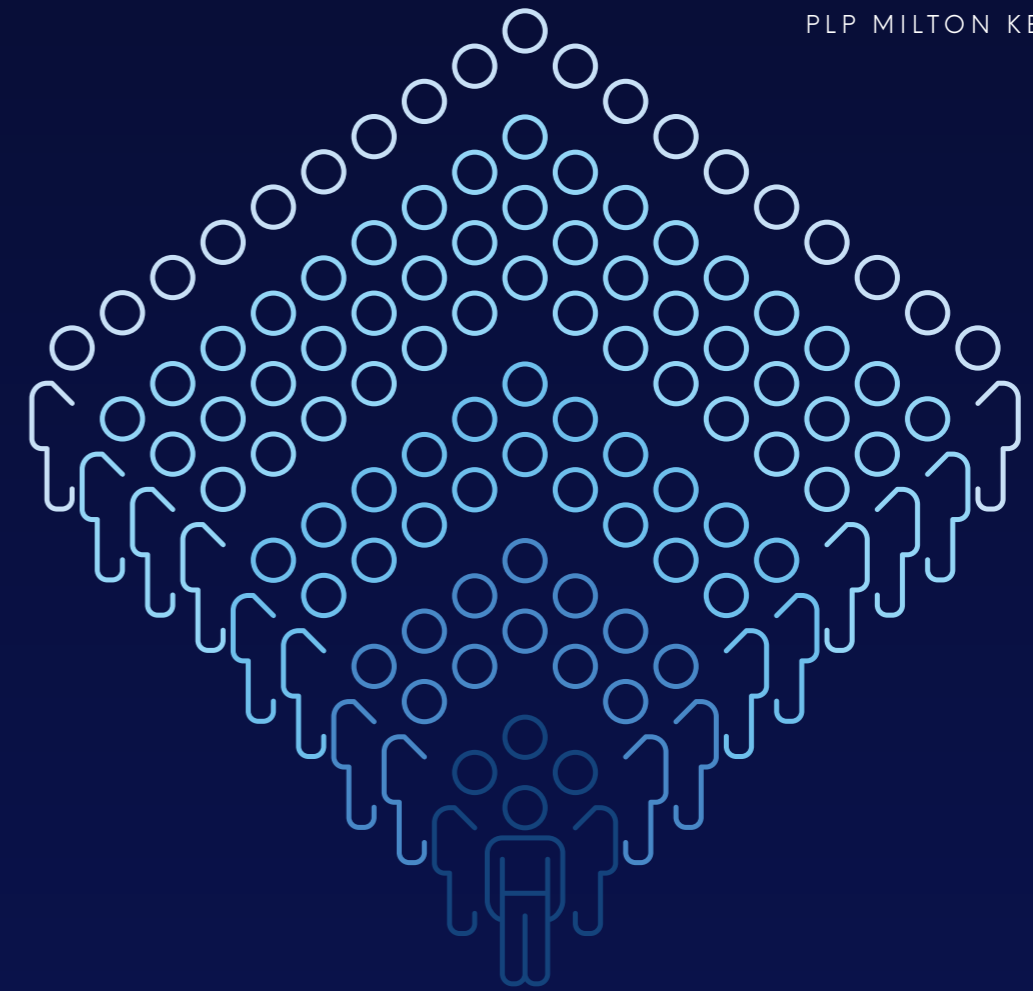
It provides businesses with optimum multimodal access to the UK and Europe including the Midlands and the high-income London and South East markets.

# FROM LOCAL...

The total population and the population of working age in each of the four Milton Keynes drive-times is expected to increase more rapidly than the corresponding growth for Great Britain.



- 1 HOUR DRIVE
- 2 HOUR DRIVE
- 3 HOUR DRIVE
- 4 HOUR DRIVE
- 4+ HOUR DRIVE



**1 HOUR DRIVE**  
2,817,883 PEOPLE

**2 HOUR DRIVE**  
24,218,093 PEOPLE

**3 HOUR DRIVE**  
44,008,150 PEOPLE

**4.5 HOUR DRIVE**  
58,057,134 PEOPLE  
89% GB POPULATION

# ...TO NATIONAL

ROAD	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

SOURCE: CACI / GOOGLE MAPS

# IT ALL ADDS UP IN MILTON KEYNES...

## LABOUR PROFILE

# 82.2%

82.2% of the population of Milton Keynes is economically active

## SURROUNDING WORKFORCE

# 841,500

Drive times for economically active:

10 mins: 37,200    30 mins: 351,600  
20 mins: 179,100    45 mins: 841,500

## POPULATION

## WORKING AGE POPULATION

# 270,200    168,400

## ENTERPRISES

# 14,000

Over 14,000 individual business enterprises

## JOB SEEKERS

# 9,900

9,900 economically inactive and wanting employment

## INDUSTRIES

# 15,000    19,000

15,000 people employed in the manufacturing sector

19,000 employed in the transport and storage sector - more than surrounding Northampton and Bedford.

## LABOUR GROWTH

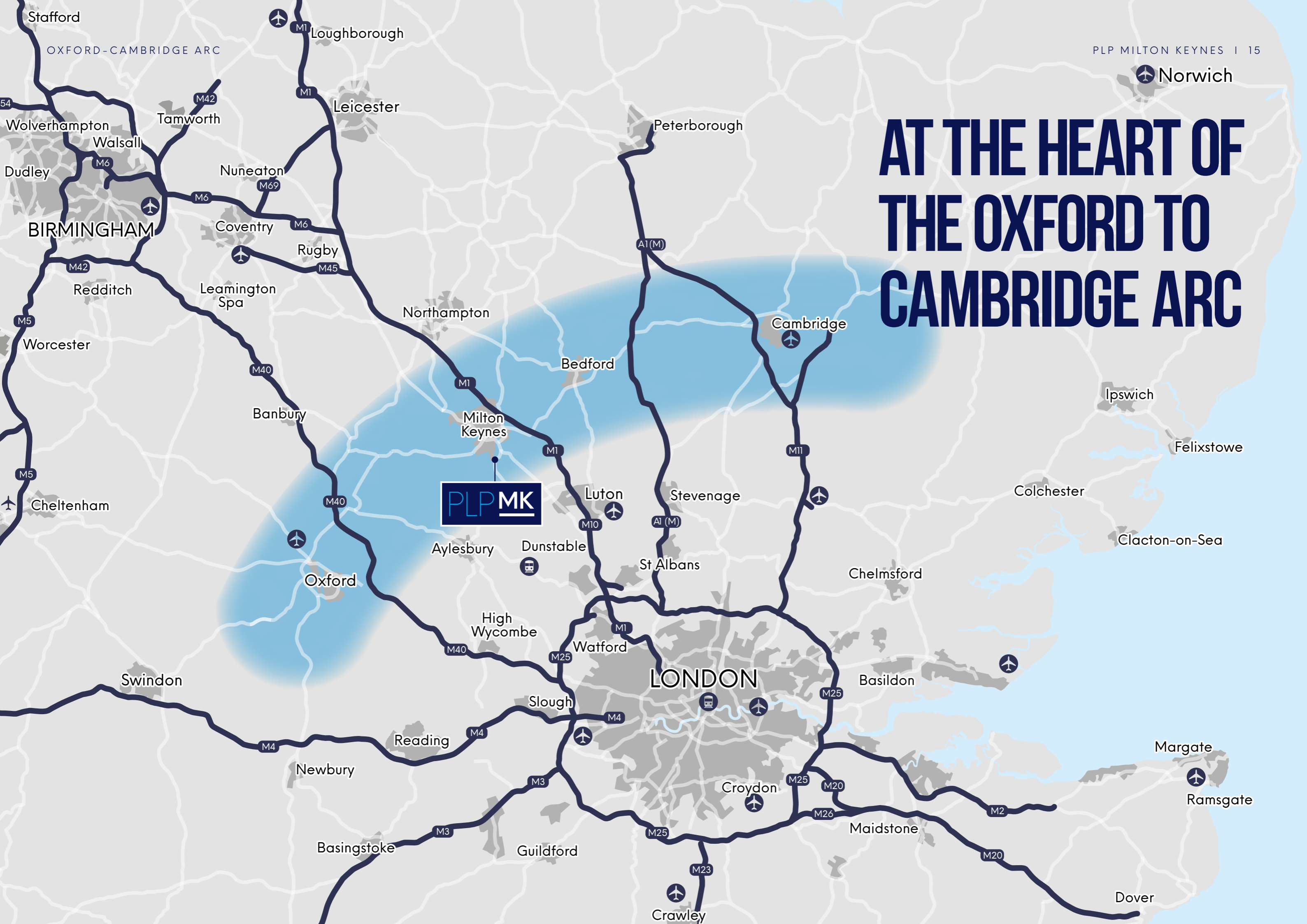
# 7.8%

Working age population within a 30 min drive time is projected to increase by 7.8% by 2030 (51,460 people)

# 51,460

SOURCE: Nomis and JLL Milton Keynes Labour market data and competition analysis report

# AT THE HEART OF THE OXFORD TO CAMBRIDGE ARC



PLP MK

# THE ARC; HOME TO SOME OF THE UK'S MOST INNOVATIVE TOWNS AND CITIES

## THE ARC

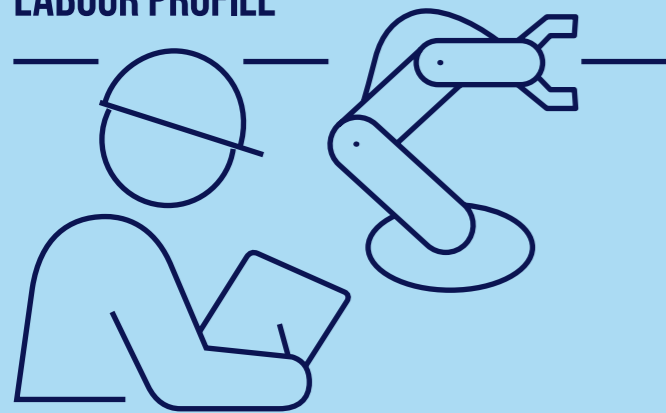


The Oxford-Cambridge Arc (the Arc) is a globally significant area between Oxford, Milton Keynes and Cambridge. It supports over two million jobs, adds over £110 billion to the economy every year and houses one of the fastest growing economies in the UK.

For this reason, the Arc will see significant new housing development over the long term, to accommodate the influx of people and jobs.

The Government plans to establish an Arc Growth Body to help unleash the area's potential as a global innovation powerhouse through international promotion.

## LABOUR PROFILE



Milton Keynes is home to one of the UK's outstanding Digital Tech clusters, serving diverse industry sectors including FinTech, HealthTech, EdTech and High-Performance Engineering.

## SURROUNDING WORKFORCE



Milton Keynes has the highest number of employees in professional, scientific and technical activities, with 19,000 people employed in this sector living within a 45 minute drive time, compared to neighbouring Bedford and Northampton.

## LABOUR PROFILE



Business/Financial professional service cluster includes more than 400 head office and financial services companies, with a specialist workforce of more than 22,000 people.

## ENTERPRISES



World-class ICT university knowledge and education.

## TECH HUB



An ICT workforce rivalling the UK's major cities in scale, home to 3,750 ICT companies.

## JOB SEEKERS



60% of MK local labour force is educated to degree level.

## LABOUR SUPPLY



Located within 55 miles of London, Cambridge, Oxford and Coventry/Warwick, the city has access to top university graduates.

## LOCAL OCCUPIERS



A unique technology ecosystem delivers the specific capabilities demanded by companies serving performance-driven sectors including motorsport, automotive, aerospace, defence and healthcare.

# MK: DELIVERING FOR LONDON AND THE SOUTH EAST

## KEY

Major transport hubs

MILTON KEYNES



PLP MK TO M25  
32 MINS DRIVE TIME

WEST COAST MAINLINE  
30 MINS TO CENTRAL LONDON

LUTON AIRPORT  
26 MINS DRIVE TIME

STANSTED AIRPORT  
1 HR 15 MINS DRIVE TIME

LONDON CITY AIRPORT  
1 HR 15 MINS DRIVE TIME

HEATHROW AIRPORT  
50 MINS DRIVE TIME

TILBURY DOCKS  
1 HR 15 MINS DRIVE TIME

LONDON



# JOIN THE VERY BEST



PLP MK IS SITUATED IN ONE OF EUROPE'S PREMIER DISTRIBUTION LOCATIONS, WITH THOUSANDS OF BUSINESSES CHOOSING TO LOCATE HERE. LEADING OCCUPIERS INCLUDE:





PLP MK

Kegstar

Huel



KWB



centre:mk  
MILTON KEYNES



YOKOHAMA

Santander

MILTON  
KEYNES  
CENTRAL



MKODONS



Wickes

Joybuy



JOHN  
LEWIS

Marshall

FENNY  
STARTFORD  
STATION



SIEMENS

CHARLES  
TYRWHITT

Joybuy

CALDECOTTE LAKE

BOW BRICKHILL  
STATION



# ONE OF BRITAIN'S MOST SUCCESSFUL BUSINESS LOCATIONS

**118,273**  
Total homes 2021

## CONTINUED EXPANSION

**164,273**  
Total homes 2050

Milton Keynes continues its expansion with over 250 acres of development in the pipeline, to deliver over 46,000 new homes by 2050 and 247 acres of employment land.



## OVER £1 BILLION OF PRIVATE INVESTMENT

Over £1 billion of private investment committed in the last 10 years has seen the development of the town's infrastructure and a transformation of its cityscape.



## TOWN OF THE FUTURE

The Milton Keynes Strategy for 2050 sets the city's ambitions for its next generation with plans to make it a globally leading green and cultural city that will provide jobs, easy travel and high-quality homes for everyone. It will also offer market-leading learning opportunities and build safe communities to support health and wellbeing.

## RECENT BEGINNINGS

Since its designation in 1967, Milton Keynes has become the UK's largest and fastest growing New Town. Originally built to accommodate London's housing overspill, it has since become one of Britain's most successful commercial hubs.



## BUSINESS SUCCESS

Milton Keynes has attracted over 800 inward investors and has the highest density of North American, German, Japanese and Taiwanese companies in the UK outside of London, making it a leading destination for business, professional and financial services.





Xscape



Bletchley Park



Centre:MK



Centre:MK



Public Art Sculptures

## CULTURE

Milton Keynes is a modern destination boasting a high quality built environment and a wealth of green space. With so many benefits to offer businesses and employees, it is no surprise that its population is continuing to grow as more and more people choose to live here.

Home to a vast array of cultural attractions, Milton Keynes has a thriving arts scene, renowned heritage, and flourishing sporting communities.

The newly expanded contemporary MK Gallery hosts touring exhibitions, workshops and children's craft events.

The world famous Bletchley Park has become a vibrant heritage attraction, with fascinating wartime history and beautiful gardens.

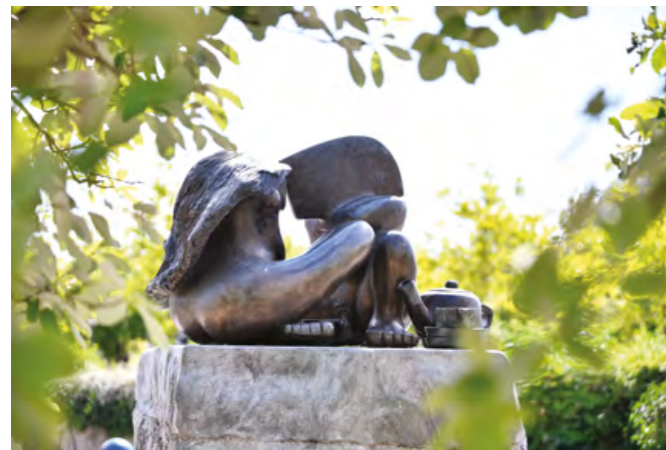
Set to become a 75,000 capacity outdoor arena, The National Bowl Milton Keynes will host some of the world's most famous artists and events.

The area hosts one of the largest annual charity Dragon Boat Festivals, and has done for the last 18 years, as well as a selection of other events including MK City Fest, Art in the Park, Shakespeare in the Park and Proms in the Park.

## AMENITIES

Milton Keynes offers a wide variety of high-quality retail, entertainment and leisure destinations. Restaurants, cafes and bars are never in short supply - with independent and recognisable brands including: Prezzo, Byron, Pret A Manger, Wagamama, Be At One, The Old Beams, Brasserie Blanc and Paris House.

Outdoor space is in abundance too, with 6,000 acres of parkland and woodland, over 150 public art sculptures, 21 km of canal towpaths and over 270 km of secure Redway cycle routes - there's space for everyone to explore.



- **Nurseries**  
 7 nurseries within 2.5 miles
- **Gyms**  
 5 gyms with a 5 minute drive
- **Leisure and Wellbeing**  
 MKPT - Direct link to 11 parks, including 80 km of dedicated leisure routes.
  1. Woburn Golf club
  2. Center Parcs Woburn
  3. Xscape/Snozone
  4. Big Rock climbing centre
  5. Wavedon Golf Academy
- **Culture**  
 Milton Keynes is a thriving culture hub with a variety of theatres and galleries.
- **Restaurants and Bars**  
 Milton Keynes enjoys upwards of 350 restaurants.
- **Supermarkets**  
 There are 28 supermarkets within a 10 minute drive.



PLP MK IS A MAJOR 2.2 MILLION SQ FT LOGISTICS BUSINESS PARK ADJACENT TO THE A5 WITHIN 10 MINUTES OF THE M1 JUNCTIONS 13 AND 14 AND THE WIDER NATIONAL MOTORWAY NETWORK.



# UNRIVALLED ACCESSIBILITY





# PLP MK: EXCEEDING INDUSTRY STANDARDS

Aerial photograph of PLP MK  
April 2024

# PHASE 1

15,156 – 310,949 SQ FT

- PHASE 1
- PHASE 2



## SPECIFICATION







UNIT	CLEAR HEIGHT	YARD DEPTH	DOCK DOORS	LEVEL ACCESS	CAR PARKING	VAN PARKING	HGV PARKING
MK 220	18 m	50 m	22	4	233	36	42
MK 168	18 m	50 m	14	2	175	-	17
MK 310	18 m	50 m	32	4	318	56	40
MK 147	15 m	50 m	14	2	159	-	47
MK 70	15 m	50 m	6	2	78	-	21
MK 31	8 m	40 m	-	4	35	-	4
MK 30	8 m	40 m	-	3	26	-	-
MK 29	8 m	40 m	-	3	26	-	-
MK 37	8 m	40 m	1	4	33	-	-
MK 15	8 m	35 m	-	2	16	-	-

SITE AREA – 134 ACRES

## ACCOMMODATION

UNIT	WAREHOUSE		OFFICES		GATEHOUSE		PLANT DECK		TOTAL GIA	
	SQ M	SQ FT	SQ M	SQ FT	SQ M	SQ FT	SQ M	SQ FT	SQ M	SQ FT
MK 220	18,967	204,165	1,440	15,506	23	248	61	652	20,491	220,570
MK 168	14,462	155,674	1,124	12,101	23	248	39	421	15,649	168,444
MK 310	27,409	295,029	1,392	14,979	23	248	64	694	28,888	310,949
MK 147	12,309	132,489	1,255	13,511	23	248	71	768	13,658	147,015
MK 70	6,072	65,355	600	6,455	-	-	-	-	6,671	71,810
MK 31	2,690	28,960	258	2,778	-	-	-	-	2,948	31,737
MK 30	2,553	27,483	236	2,541	-	-	-	-	2,789	30,023
MK 29	2,556	27,510	231	2,490	-	-	-	-	2,787	29,999
MK 37	3,284	35,348	228	2,449	-	-	-	-	3,511	37,797
MK 15	1,316	14,165	92	991	-	-	-	-	1,408	15,156
<b>TOTAL</b>	<b>91,618</b>	<b>986,178</b>	<b>6,856</b>	<b>73,801</b>	<b>92</b>	<b>991</b>	<b>235</b>	<b>2,534</b>	<b>98,800</b>	<b>1,063,500</b>

## BUSINESS PARK ENVIRONMENT

-  BOULEVARD STYLE INTERNAL ROADS 30% WIDER THAN STANDARD (10 M VS. 7.5 M)
-  1.6 KM OF REDWAY CYCLE PATHS
-  909M PUBLIC RIGHT OF WAY
-  9.4 ACRES OF ESTATE LEISURE PARKLAND AND HISTORIC ARCHAEOLOGICAL SITE
-  1,316 M OF FOOTPATHS
-  26.3 ACRES OF OPEN GRASSLAND AND MEADOWS FOR LEISURE USE AND WELLNESS

# PHASE 2: **BUILD TO SUIT**

## **OPTION 1**

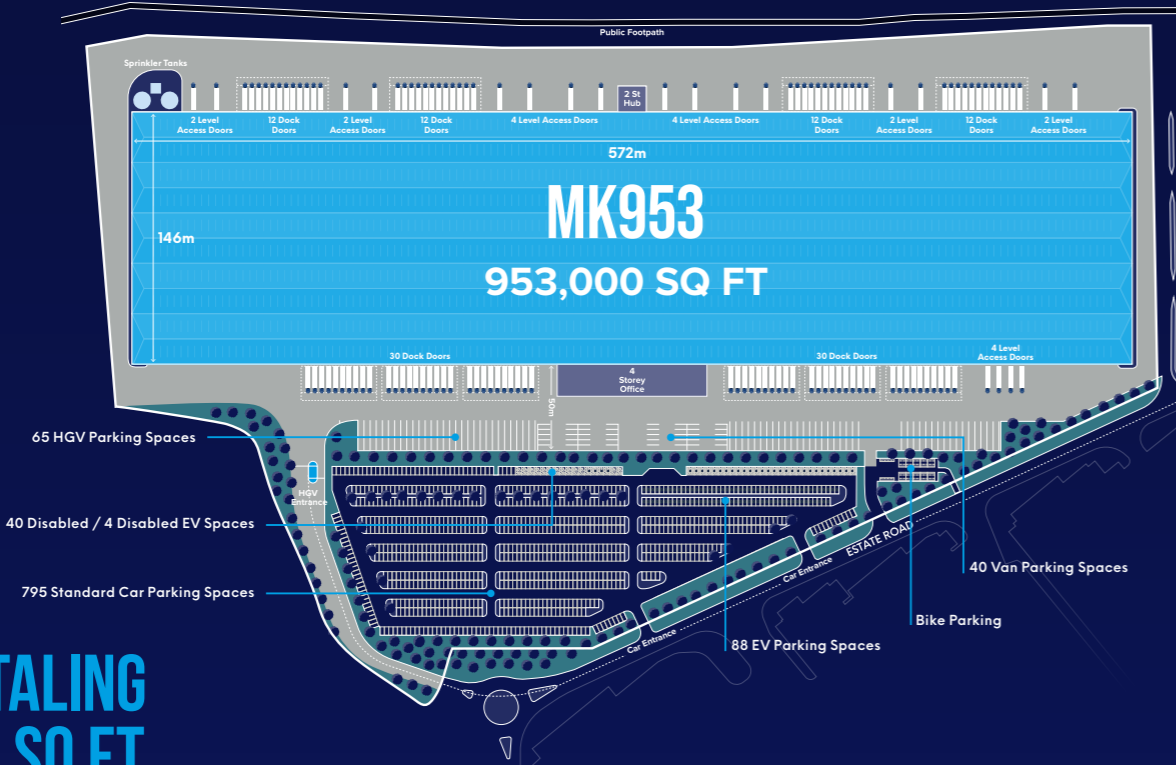
**FLEXIBLE SITE UP TO  
1.15 MILLION SQ FT**

**MK**  
PHASE 2

Design and build opportunities available with outline planning consent, plateaued land, and infrastructure in place, offering flexibility for up to 1.15 million sq ft.

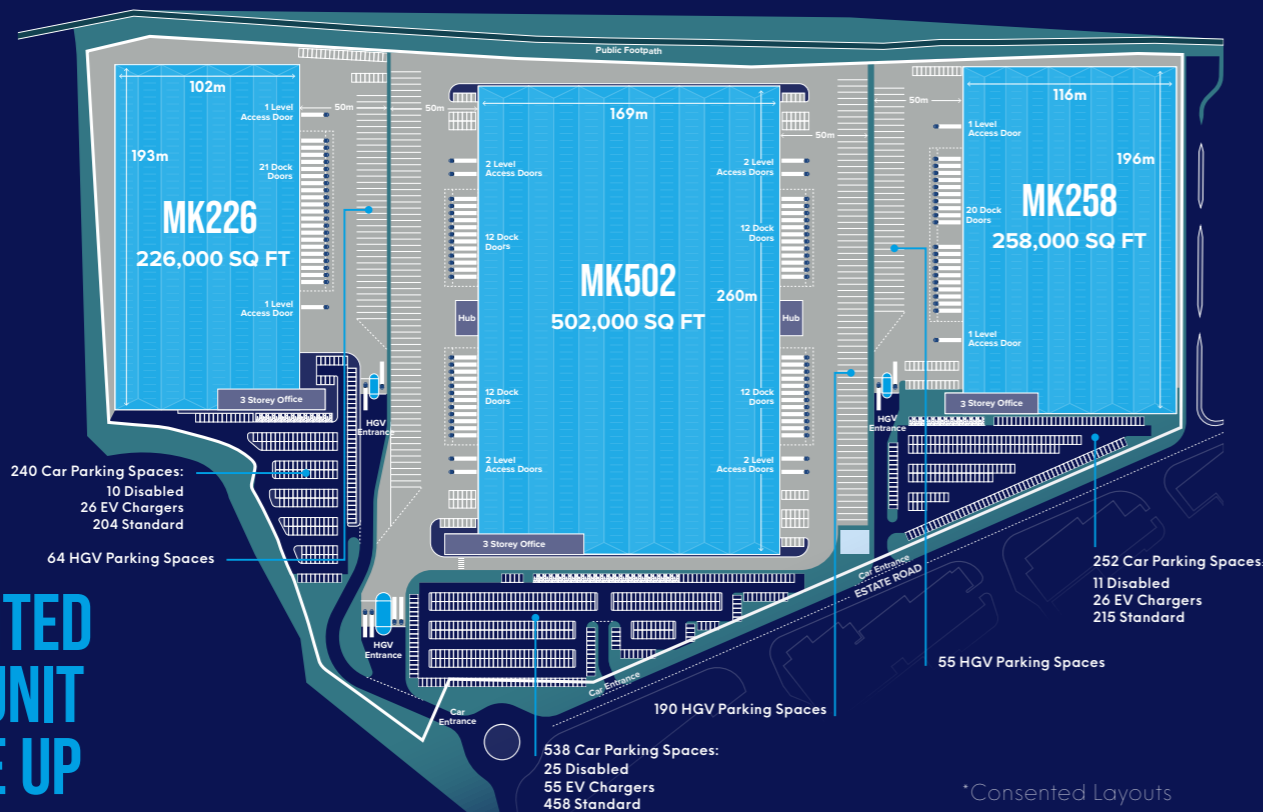
# PHASE 2: CONSENTED

## OPTION TWO



**SINGLE UNIT TOTALING 953,000 SQ FT**

## OPTION THREE



**CONSENTED MULTI-UNIT SCHEME UP**

\*Consented Layouts

Phase 2 at PLP MK is a 44.7 acre industrial and logistics development site which is plateaued and fully serviced. The site benefits from unrestricted outline planning consent for up to 1.15 million sq ft and a clear internal height to haunch of 21m, providing highly flexible design and build options for occupiers.

Phase 2 also benefits from two Reserved Matters Consents providing immediately deliverable units. Option 1 is for a flexible site up to 1.15 million sq ft, Option 2 is for a single unit of 953,000 sq ft and Option 3 is a multi-unit scheme of 226,000 sq ft, 258,000 sq ft and 502,000 sq ft.



\*Indicative Images

# FOR A BRIGHTER FUTURE

**£1.2 MILLION**

Bio-diversity offsetting contribution - habitats in accordance with the Milton Keynes Biodiversity Offsetting Scheme



**17 ACRES**

The creation of 17 acres of lowland meadows and investment in public open spaces across the town

**£1.66 MILLION**

Carbon offset contribution in accordance with the council's sustainable Contribution Supplementary Planning Document (2007)



Pedestrian and cycle access, with integration into the Milton Keynes Redway cycle network through the estate spine road and through the informal public space, plus a contribution to improvements to the pedestrian route to Bow Brickhill Station



**3.8 KM**

On-site bus stop plus investment in improvements to local bus routes



Extensive on-plot provision for cycle storage, maintenance and showering facilities

**9.4 ACRES**

Archaeological protection



Electric vehicle charging points throughout the scheme



Green future proofing to allow occupiers to install up to 100% PV roof coverage



Ecological protection and mitigation for reptiles, bats, badgers, nesting birds and the watercourse

PLP MK HAS BEEN BUILT TO THE PLP ENVIRONMENTAL STANDARD, INCORPORATING A RANGE OF ECO-CONSCIOUS FEATURES THAT BENEFIT OUR PLANET AND ENHANCE THE EXPERIENCE OF THOSE VISITING AND WORKING AT THE SITE.



**£250,000**

Investment in public art



Supporting the community with financial investment in social and emergency services

# FUTURE-PROOFED FOR NET ZERO

In recognition of the industry’s shift toward a robust, science-based definition of Net Zero, PLP has set ambitious targets aligned with the UK Net Zero Carbon Building Standard.

These encompass upfront carbon, energy use intensity and refrigerant limits, ensuring each building is capable of meeting the standard for any future occupier.

All new developments will target upfront carbon levels in line with the 2027 shell and core storage and distribution threshold of 375kgCO<sub>2</sub>/m<sup>2</sup>.

Operational energy demand will be significantly reduced through the delivery of EPC A-rated buildings, with every roof future-proofed to maximise on-site renewable energy generation via solar PV.

Each building will be energy-modelled in accordance with CIBSE TM54 methodology, helping to close the performance gap between design and operation and ensuring that UK Net Zero Carbon Building Standard energy use intensity targets can be achieved in practice.

This approach gives occupiers the confidence and flexibility to operate from a building fully aligned with the UK Net Zero Carbon Building Standard, should they choose to do so.



# THE PLP COMMITMENT



Photograph of MK 310 warehouse  
18M clear height to haunch

**PLP**

**SPECIALIST DEVELOPER,  
MANAGER AND OWNER  
OF UK LOGISTICS REAL ESTATE**

ESTABLISHED IN 2015, PLP IS A SPECIALIST UK LOGISTICS AND INDUSTRIAL PROPERTY BUSINESS. THE FULL SERVICE PLATFORM DEVELOPS, MANAGES AND OWNS PRIME-GRADE UK LOGISTICS REAL ESTATE WITH IN-HOUSE MANAGEMENT EXPERTISE ACROSS ALL KEY CAPABILITIES INCLUDING ACQUISITIONS AND SOURCING, DEVELOPMENT, LEASING AND ASSET MANAGEMENT.

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