

PRIME 2.2 MILLION SQ FT LOGISTICS BUSINESS PARK



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PLP MILTON KEYNES I 03

DID MARKET STATES OF THE STAT

- 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 1.05 million sq ft
- Phase 2 43.5 acres, design and build opportunities up to 1.15 million sq ft



- Serviced, consented and ready to go
- Started on site Q4 2021
- PLP Commitment to delivering a **Phase 1 carbon net zero development** through **reducing carbon** and **offsetting**, in accordance with UKGBC Net **Zero Carbon Framework**
- Best-in-class working environment
- 3.8 km total of paths and cycle access

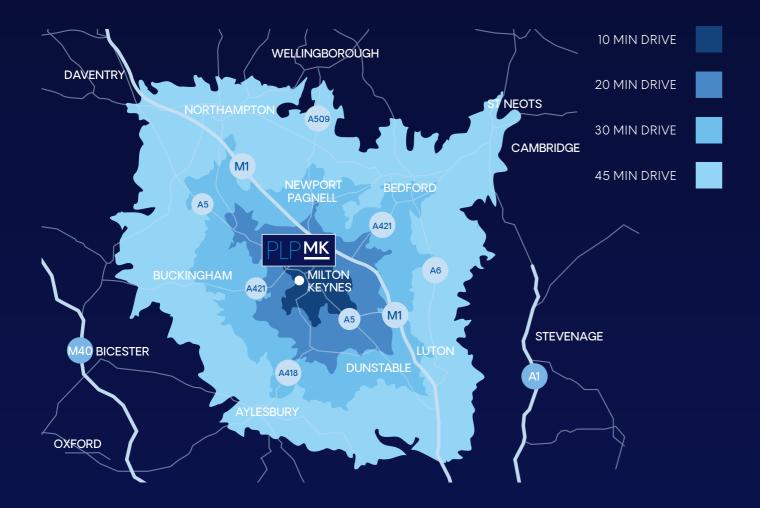
M1 MOTORWAY J13 & J14 🕨

LOCATION

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

PLP MILTON KEYNES | 07







10 MIN DRIVE 37,200 PEOPLE

20 MIN DRIVE 179,100 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.

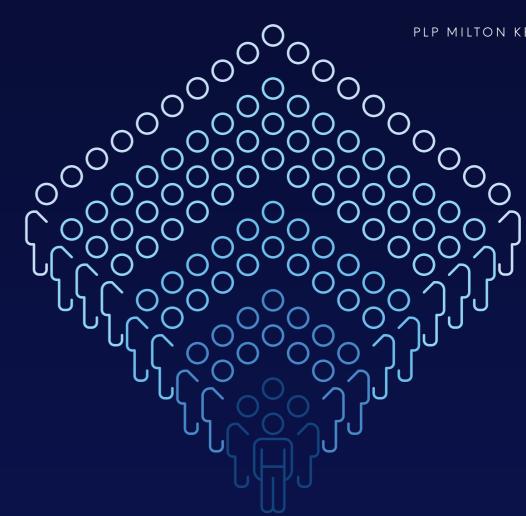
FROM LOCAL

30 MIN DRIVE 351,600 PEOPLE

45 MIN DRIVE 841,500 PEOPLE

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.

PLP MILTON KEYNES | 09



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

TONATIONAL

A74 (M)

M61

M54

M62

LIVERPC

M4

SWANSEA

1 HOUR DRIVE

2 HOUR DRIVE

3 HOUR DRIVE

4 HOUR DRIVE

4+ HOUR DRIVE

JTH

NORWICH GREA

Thamesport 🗊

DOVER

PON HULL

PETERBOROUGH

LUTON

+

A1(M)

M25

LONDON

M25

BRIGHTON

CAMBRIDGE

M11

M26 M2

M20

MIDDLESBROUGH

M180

NOTTINGHAM

LEICESTER

DUNSTABLE

OXFORD

M40

READING

A1(M)

M1

M40

LEEDS

M62

M42

M67

ROAD	MILE		
M1 (J14)			
M25	2		
CENTRAL LONDON	2		
BIRMINGHAM	-		
LEEDS]4		
	14		

PORTS

TILBURY LONDON THAMESI SOUTHAMPTON FELIXSTOWE IMMINGHAM LIVERPOOL



	MILES
	74
ORT	95
	111
	115
	151
	172

AIR	MILES
LONDON LUTON	20
LONDON HEATHROW	49
LONDON STANSTED	54
BIRMINGHAM	65
EAST MIDLANDS	71
LONDON GATWICK	91

IT ALL ADDS UP IN MILTON KEYNES...

LABOUR PROFILE



82.2% of the population of Milton Keynes is economically active

POPULATION

WORKING AGE POPULATION

270,200 168,400

ENTERPRISES



Over 14,000 individual business enterprises

INDUSTRIES





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



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

SURROUNDING WORKFORCE

841,500

Drive times for economically active:

10 mins: 37,200 20 mins: 179,100 30 mins: 351,600 15 mins: 841,500

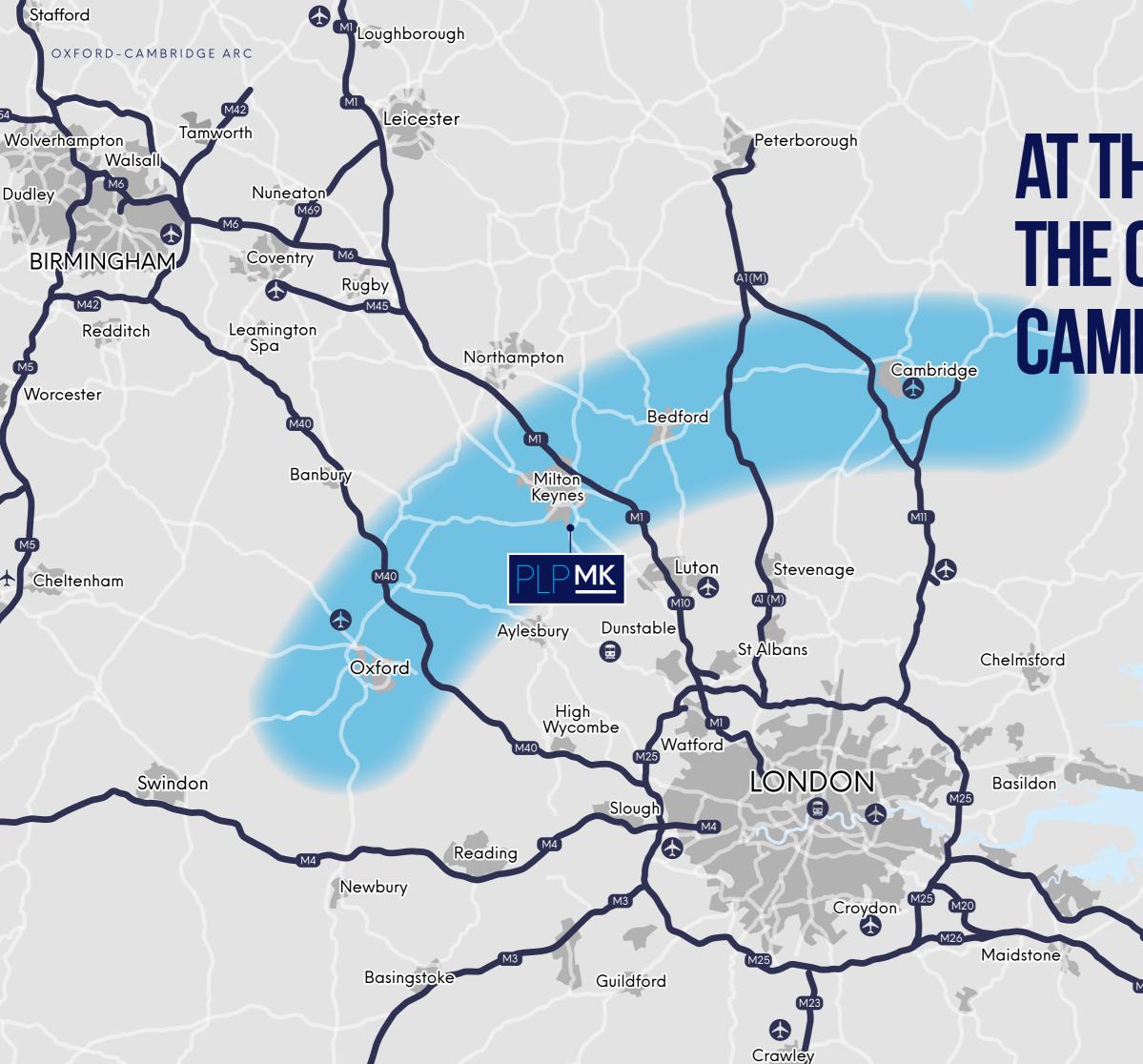
JOB SEEKERS



9,900 economically inactive and wanting employment

51,460

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



PLP MILTON KEYNES | 15

Orwich

AT THE HEART OF THE OXFORD TO CAMBRIDGE ARC

lpswich

Colchester

Clacton-on-Sea

Margate

Felixstowe



Dover

DEMOGRAPHICS

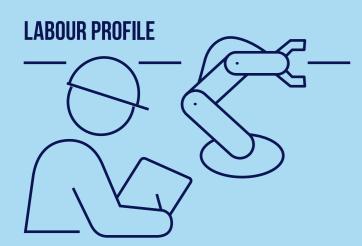
THE ARC: HOME TO Some of the UK's Most innovative Towns and cities

THE ARC

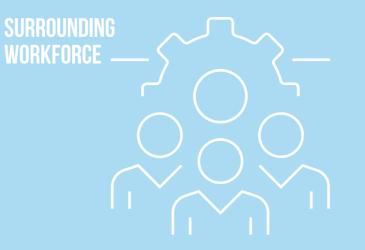
The Oxford-Cambridge Arc (the Arc) is a globally significant area between Oxford, Milton Keynes and Cambridge. It supports over two million jobs, adds over £110 billion to the economy every year and houses one of the fastest growing economies in the UK.

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.



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.

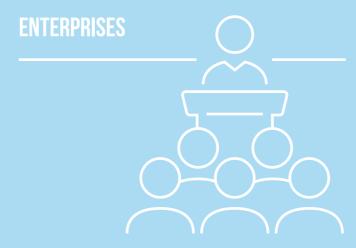


Milton Keynes has the highest number of employees in professional, scientific and technical activities, with 19,000 people employed in this sector living within a 45 minute drive time, compared to neighbouring Bedford and Northampton.

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.



World-class ICT university knowledge and education



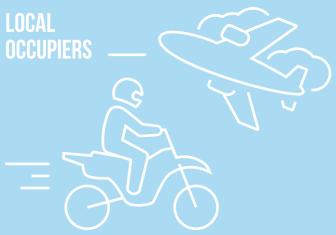
Located within 55 miles of London, Cambridge, Oxford and Coventry/Warwick, the city has access to top university graduates.



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



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



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

STANSTED AIRPORT **1 HR 15 MINS DRIVE TIME**

Chelmsford

Dagenham £17.00

> Thurrock £15.00

> > M25



Basildon

TILBURY DOCKS **1 HR 15 MINS DRIVE TIME**

M2

THE BEST

SUZUKI







Red Bull[®]

WAITROSE & PARTNERS

ABB



Santander



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

SIEMENS

















ASTON MARTIN













NAMES OF TAXABLE PARTY.

Red Bull

ONE OF BRITAIN'S MOST SUCCESSFUL **BUSINESS LOCATIONS**



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.









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 /ATE INVEST

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.



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.











Bletchley Park



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.

PLP MILTON KEYNES | 27













MILTON KEYNES











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 gallerys.

Restaurants and Bars

Milton Keynes enjoys upwards of 350 restaurants.

Supermarkets

There are 28 supermarkets within a 10 minute drive.







PLP MILTON KEYNES | 31



(10 mins)

J13

M1 J11A

(16 mins)

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

PLP MK: EXCEEDING INDUSTRY STANDARDS





ACCOMMODATION

UNIT	WAREHOUSE		OFFICES		GATEHOUSE		TOTAL GIA	
	SQ M	SQ FT	SQ M	SQ FT	SQ M	SQ FT	SQ M	SQ FT
1	18,875	203,167	1,388	14,936	22	239	20,285	218,342
2	14,398	154,975	1,070	11,526	22	239	15,490	166,740
3	27,275	293,584	1,365	14,693	22	239	28,662	308,516
4	12,224	131,578	1,228	13,212	22	239	13,474	145,029
5	6,009	64,679	575	6,186			6,584	70,865
6	2,642	28,434	268	2,877			2,910	31,311
7	1,301	14,002	89	957			1,390	14,959
8	3,251	34,997	221	2,377			3,472	37,374
9	2,527	27,204	225	2,422			2,752	29,626
10	2,533	27,260	223	2,398			2,756	29,658
TOTAL	91,035	979,880	6,652	71,584			97,775	1,052,420

BUSINESS PARK ENVIRONMENT



BOULEVARD STYLE INTERNAL ROADS 30% WIDER THAN STANDARD (10 M VS. 7.5 M)

9.4 ACRES

OF ESTATE LEISURE

PARKLAND AND HISTORIC

ARCHAEOLOGICAL SITE





1,316 M OF FOOTPATHS



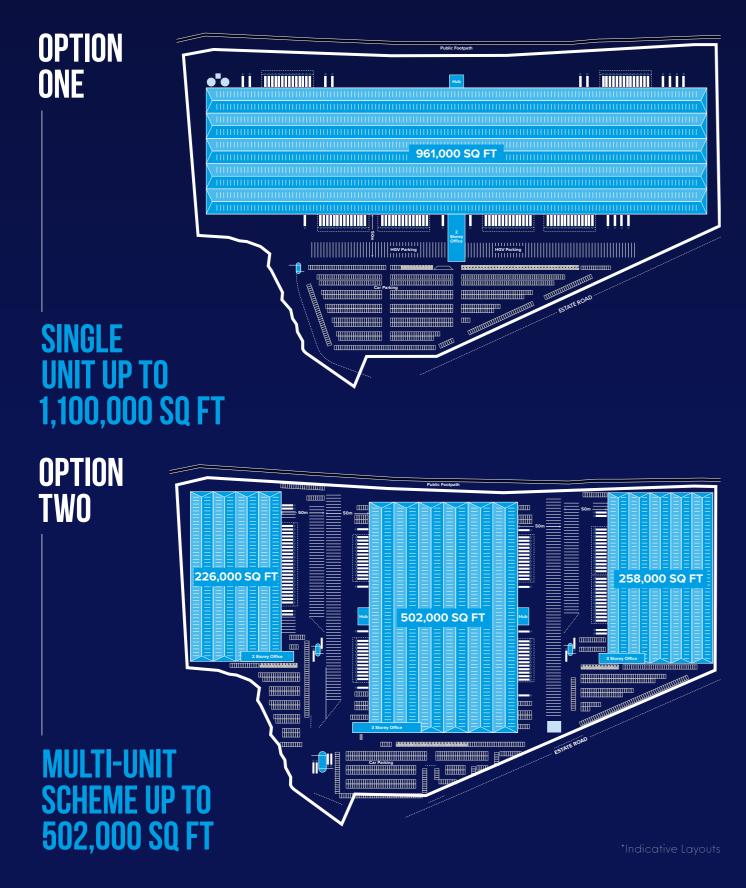






26.3 ACRES OF OPEN **GRASSLAND AND MEADOWS** FOR LEISURE USE AND WELLNESS

PHASE 2: BUILD TO SUIT



Phase 2 is a 43.5 acre site providing occupiers with uncompromised 'build to suit' flexibility, accommodating up to 1 million sq ft in a single building and a market leading clear internal height to haunch of 21 m.





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Each building will be constructed to the 'PLP standard' Net Zero Carbon ready design exceeding industry standards and meeting all of our customers' requirements.

BRGHTER FUTURE

£1.2 MILLION

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



meadows and investment in public open spaces across the town

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





Archaeological protection



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





PLP MK WILL BE BUILT TO THE PLP ENVIRONMENTAL STANDARD. INCORPORATING A RANGE OF ECO-CONSCIOUS FEATURES THAT WILL BOTH BENEFIT OUR PLANET AND ENHANCE THE LIVES OF THOSE VISITING AND WORKING AT THE SITE.

£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



Extensive on-plot storage, maintenance and showering facilities







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

Supporting the community with financial investment in social and emergency services

DELIVERING CARBON NET ZERO DEVELOPMENTS

Working with Turley Sustainability and Natural Capital Partners, leading experts in net zero and climate finance, PLP is delighted to announce their commitment to deliver all new speculative developments as carbon net zero in accordance with the UK Green Building Council Net Zero Buildings Framework.

New buildings will be net zero ready through reducing and then offsetting remaining construction carbon via high-quality international projects, 50% Cookstove project Ghana and 50% global renewable energy.

The carbon net zero concept combines carbon net zero construction with carbon net zero design including targeting an EPC A rating and an all-electric building services strategy. PLP also double any solar PV requirement of the local planning authority. This enables tenants to achieve carbon net zero operation by utilising built in renewable energy features and procuring appropriate renewable energy supplies.

To reduce construction carbon, PLP utilises smart materials such as 100% recyclable cladding systems plus low carbon concrete and steel. Remaining carbon emissions are addressed via the purchase of high quality carbon offsets to achieve carbon net zero construction at practical completion in accordance with the UKGBC Framework.



100% RECYCLABLE CLADDING



OPPORTUNITY FOR TENANTS TO ACHIEVE **CARBON NET ZERO** OPERATION



TARGETING

EPC 'A' RATING

LOW CARBON CONCRETE AND STEEL

PLP MILTON KEYNES | 41



LED LIGHTING



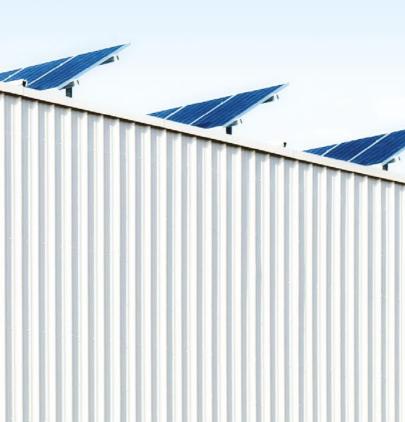
EVERY ROOF CAN HOLD UP TO 100% PHOTO VOLTAIC PANELS



MINIMUM "VERY GOOD" **BREEAM CERTIFICATION**



ALL-ELECTRIC BUILDING SERVICES STRATEGY



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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