

PLP MK

MILTON KEYNES, MK17 9FE

PRIME 2.2 MILLION SQ FT
LOGISTICS BUSINESS PARK




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PLP MK

UNITS AVAILABLE FROM 14,959 – 308,516 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** time from **Junctions 13 and 14** of the **M1 motorway**
- **89%** of **GB population** within **4.5hr 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**
- Start 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 
10 minute drive time



UNIT 1
218,342 SQ FT

UNIT 2
166,740 SQ FT

UNIT 3
308,516 SQ FT

UNIT 4
145,029 SQ FT

UNIT 5
70,865 SQ FT

UNIT 6
31,311 SQ FT

UNIT 9
29,626 SQ FT

UNIT 7
14,959 SQ FT

UNIT 10
29,658 SQ FT

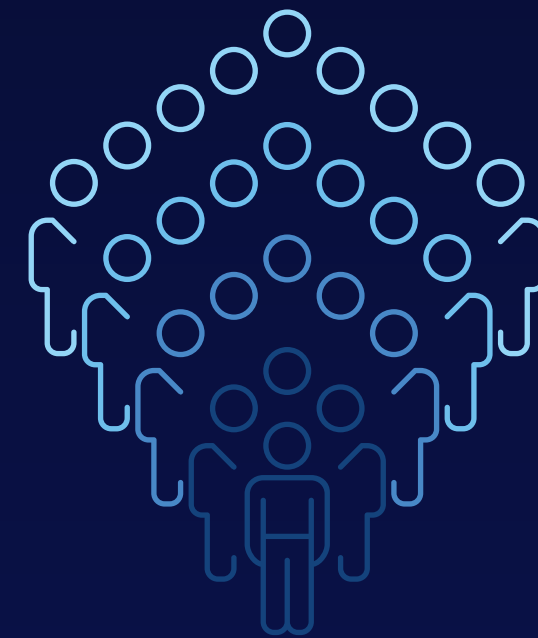
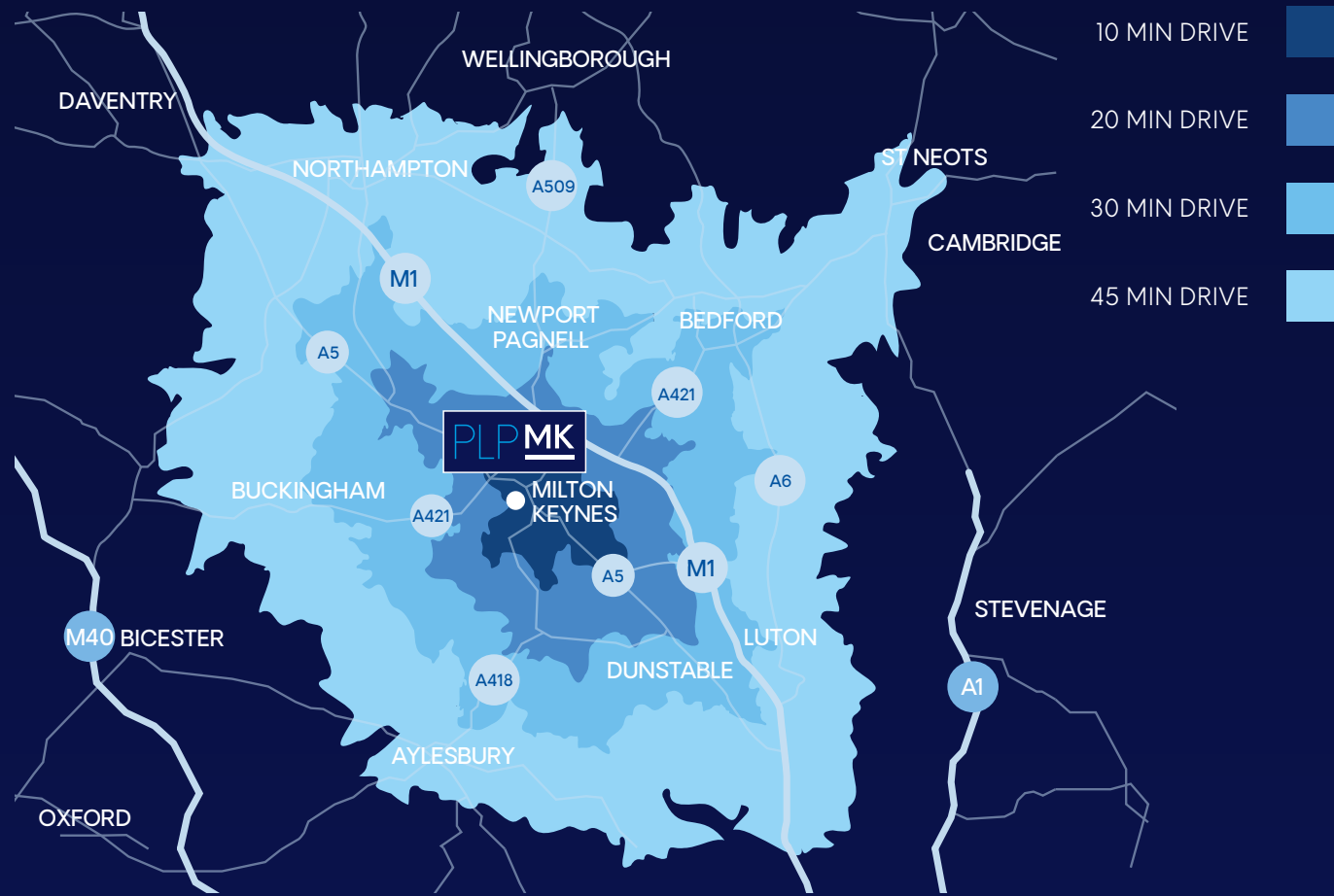
UNIT 8
37,374 SQ FT

PHASE 2
Design & Build up to
1.15 million sq ft



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

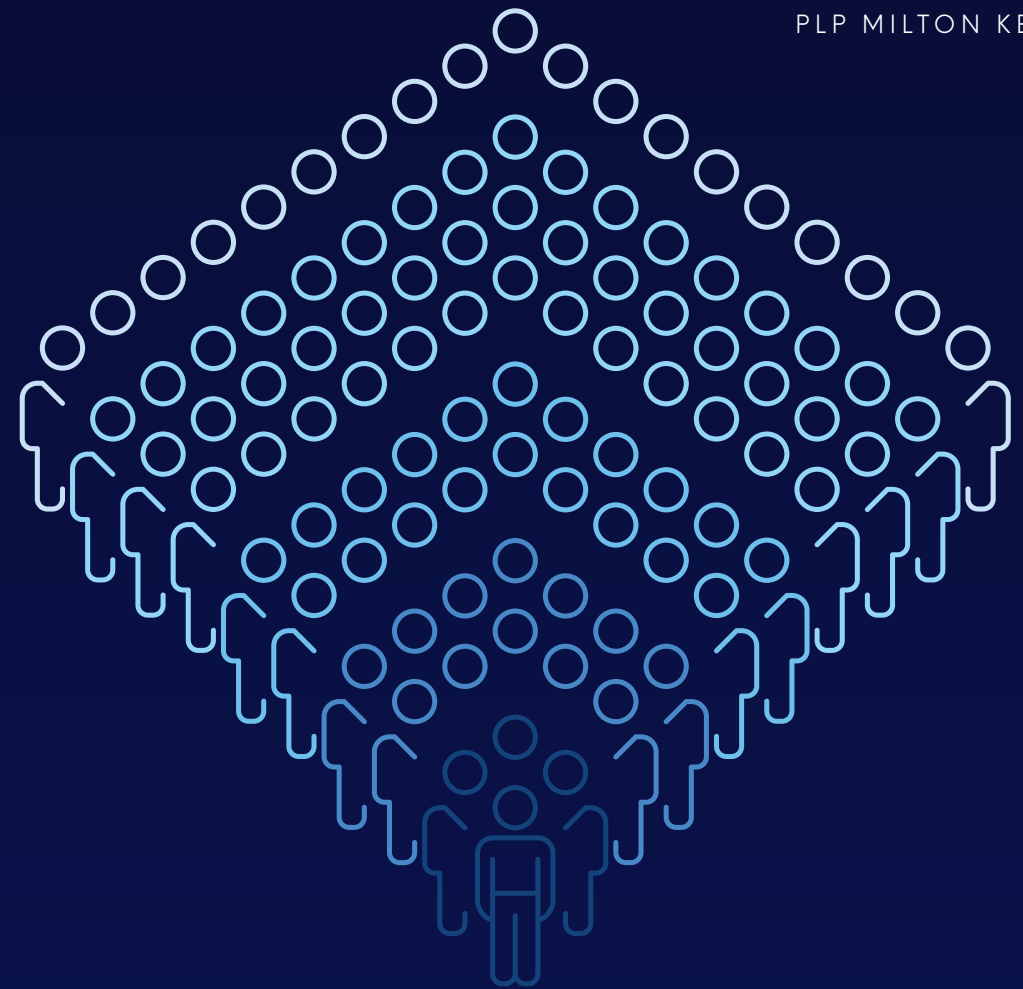
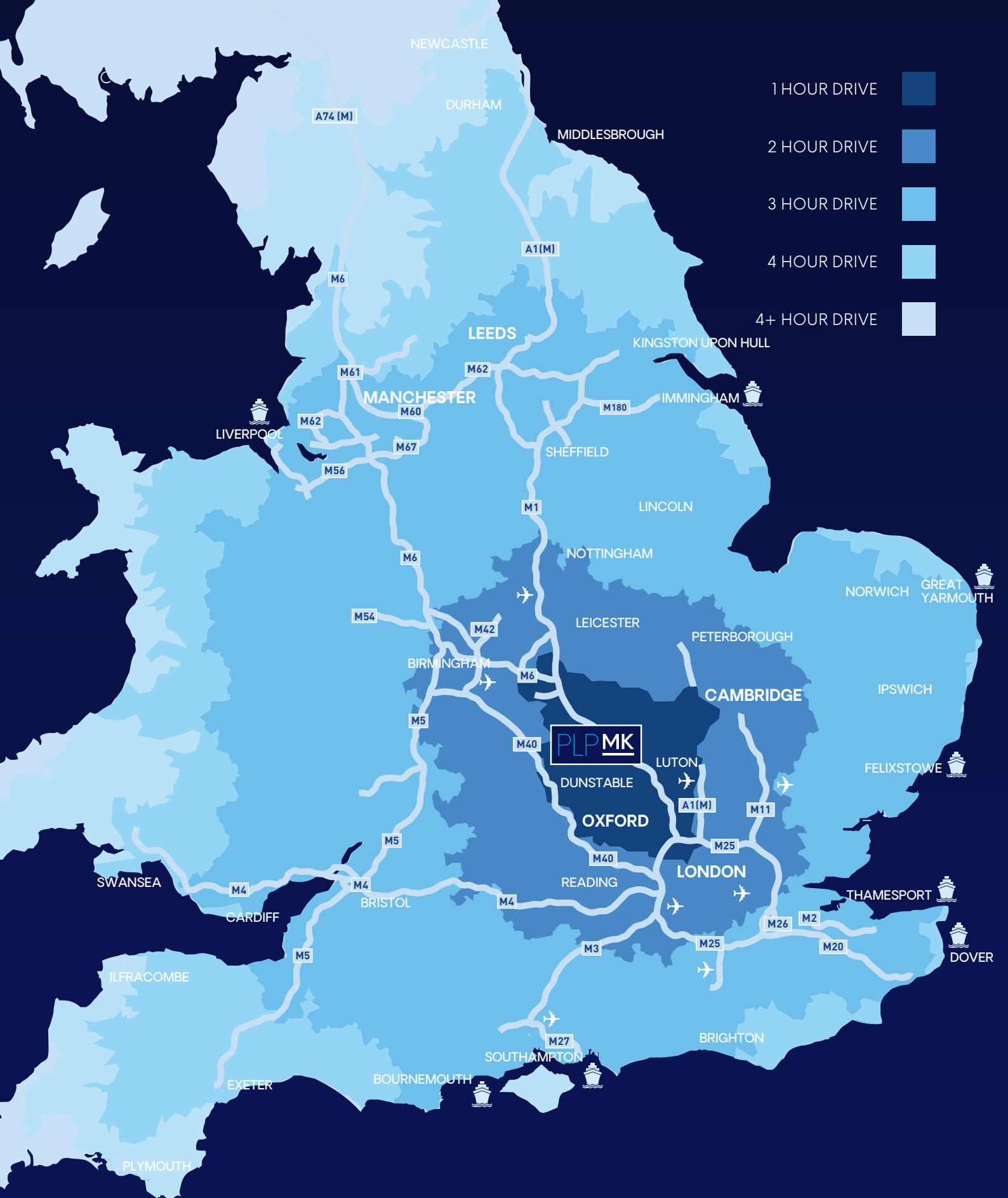
IMMEDIATE ACCESS TO M1 J13/14

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
2,817,883 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

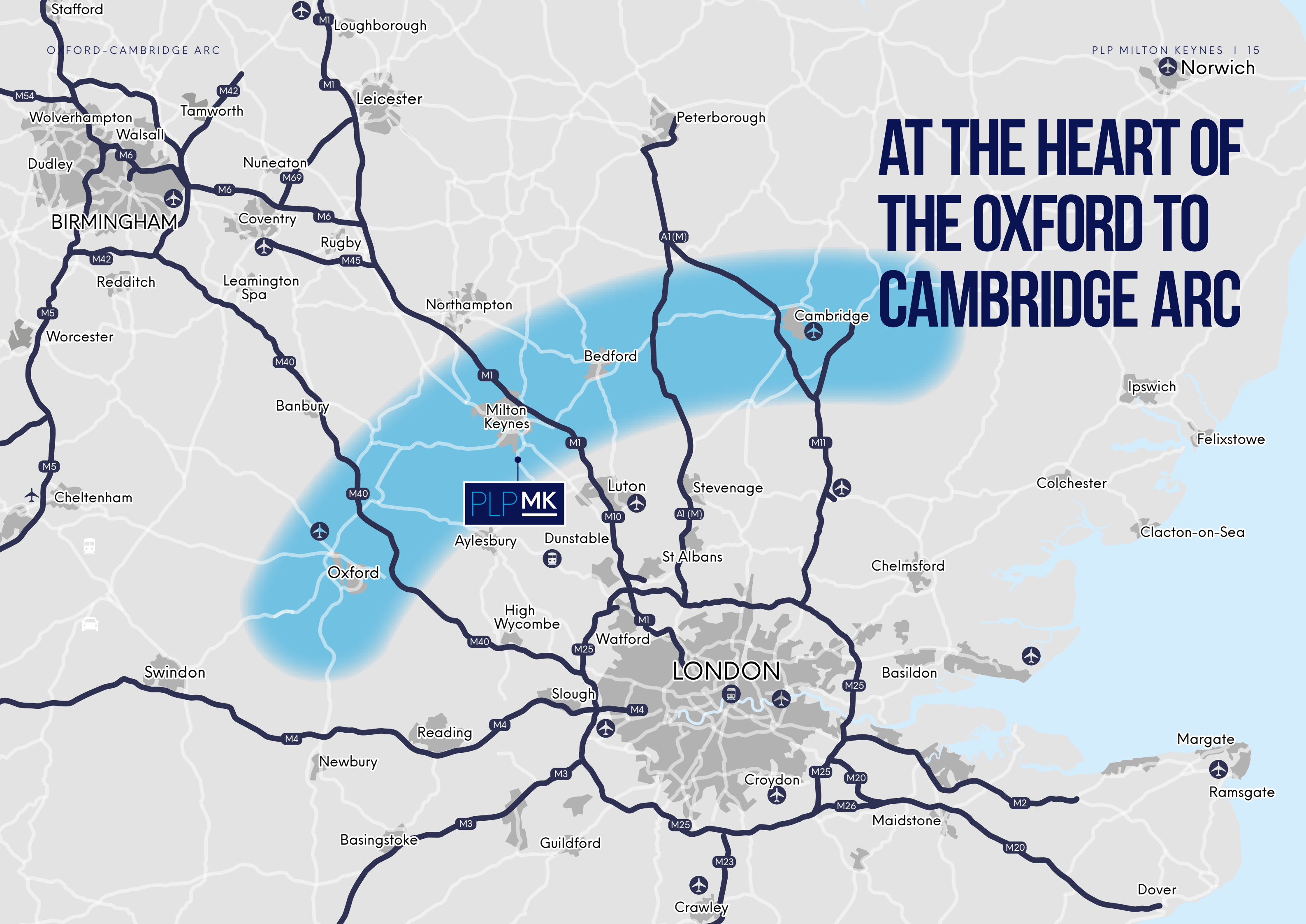
7.8%

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

51,460

*Nomis and JLL Milton Keynes Labour market data and competition analysis report

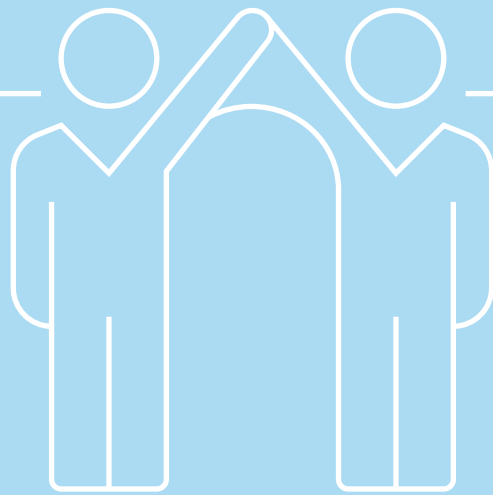
AT THE HEART OF THE OXFORD TO CAMBRIDGE ARC



PLP MK

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

THE ARC

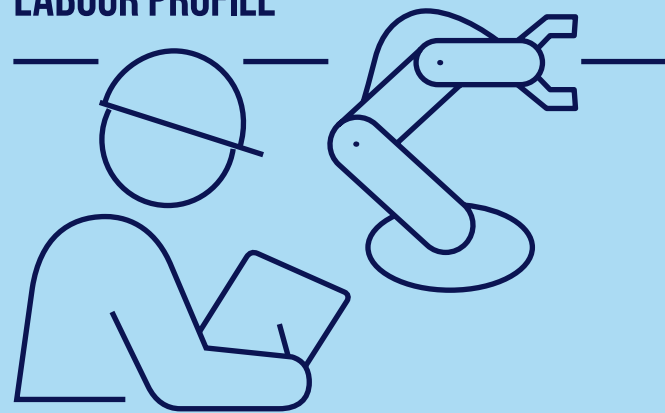


The Oxford-Cambridge Arc (the Arc) is a globally significant area between Oxford, Milton Keynes and Cambridge. It supports over two million jobs, adds over £110 billion to the economy every year and houses one of the fastest growing economies in the UK.

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



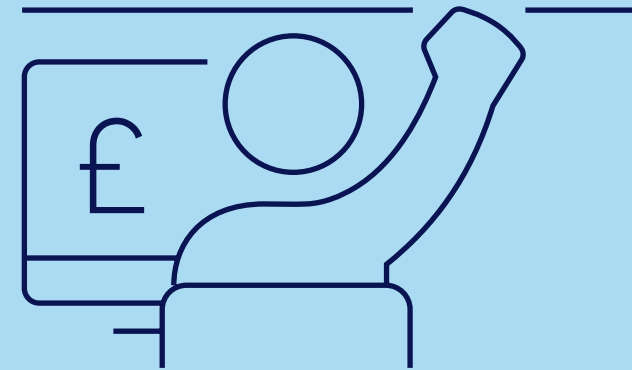
Milton Keynes is home to one of the UK's outstanding Digital Tech clusters, serving diverse industry sectors including FinTech, HealthTech, EdTech and High-Performance Engineering.

SURROUNDING WORKFORCE



Milton Keynes has the highest number of employees in professional, scientific and technical activities, with 19,000 people employed in this sector live 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



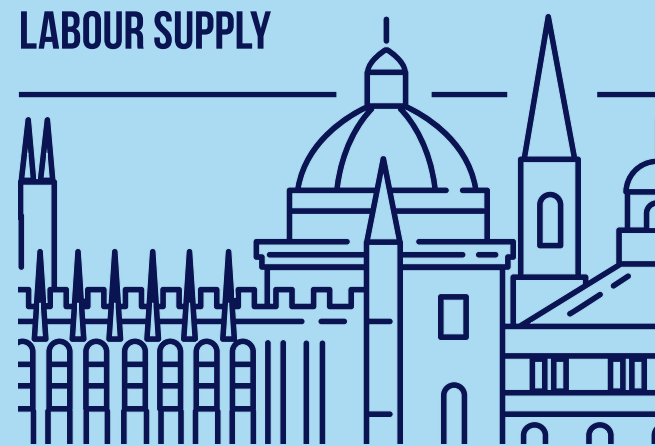
An ICT workforce rivalling the UK's major cities in scale, home to 3,750 ICT companies.

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

MILTON KEYNES

KEY

- Major transport hubs
- Approximate industrial rental tones Q4 2021

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

Hemel Hempstead
£16.00

Watford
£25.00

Enfield
£25.00

Tottenham
£30.00

Dagenham
£17.00

Basildon
£12.50

Barking
£20.00

Thurrock
£15.00

Greenford
£30.00

Park Royal
£35.00

LONDON CITY AIRPORT
1 HR 15 MINS DRIVE TIME

HEATHROW AIRPORT
50 MINS DRIVE TIME

LONDON

TILBURY DOCKS
1 HR 15 MINS DRIVE TIME

Dartford
£15.00

Reading

Maidenhead

Slough

High Wycombe

Aylesbury

Luton

Stevenage

Welwyn Garden City

St Albans

Chelmsford

Basildon

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:



SIEMENS



MKODONS



MILTON KEYNES CENTRAL



CHARLES TYRWHITT

Marshall

ASDA

JOHN LEWIS



centre:mk
MILTON KEYNES



CALDECOTTE LAKE



ONE OF BRITAIN'S MOST SUCCESSFUL BUSINESS LOCATIONS



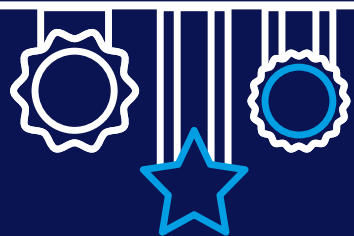
RECENT BEGINNINGS

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's 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.



118,273
Total Homes 2021



CONTINUED EXPANSION

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.

164,273
Total Homes 2050



OVER £1 BILLION OF PRIVATE INVESTMENT

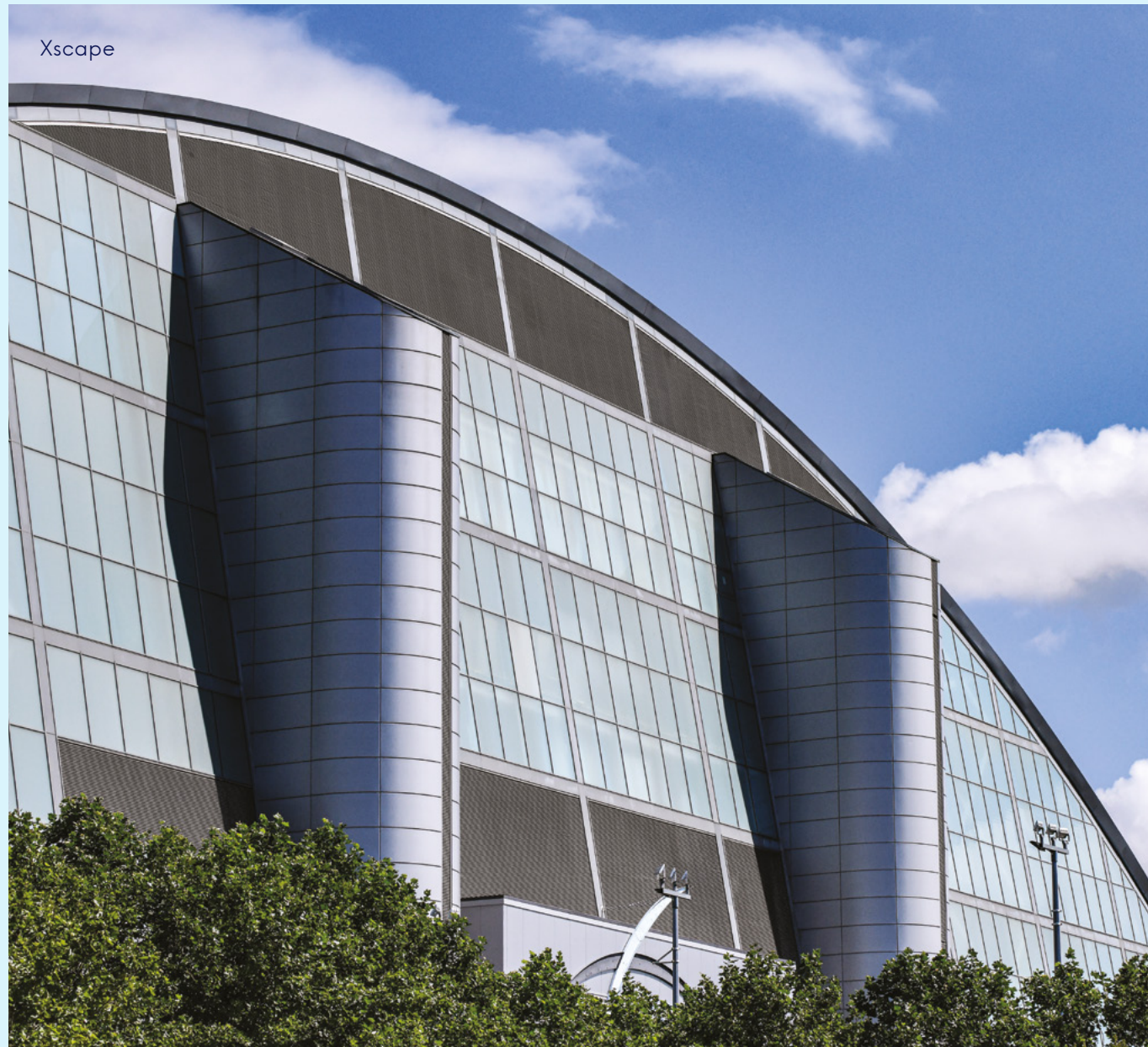
Over £1 billion of private investment committed in the last 10 years has seen the development of the town's infrastructure and a transformation of its cityscape.



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.





Xscape

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's 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 kids' 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.



Bletchley Park



Centre:MK



Centre:MK

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, 21km of canal towpaths and over 270km of secure Redway cycle routes - there's space for everyone to explore.



Public Art Sculptures



Nurseries

7 nurseries within 2.5 miles

Gyms

5 gyms with a 5 minute drive

Leisure and Well-Being

MKPT - Direct link to 11 parks, including 80km 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.

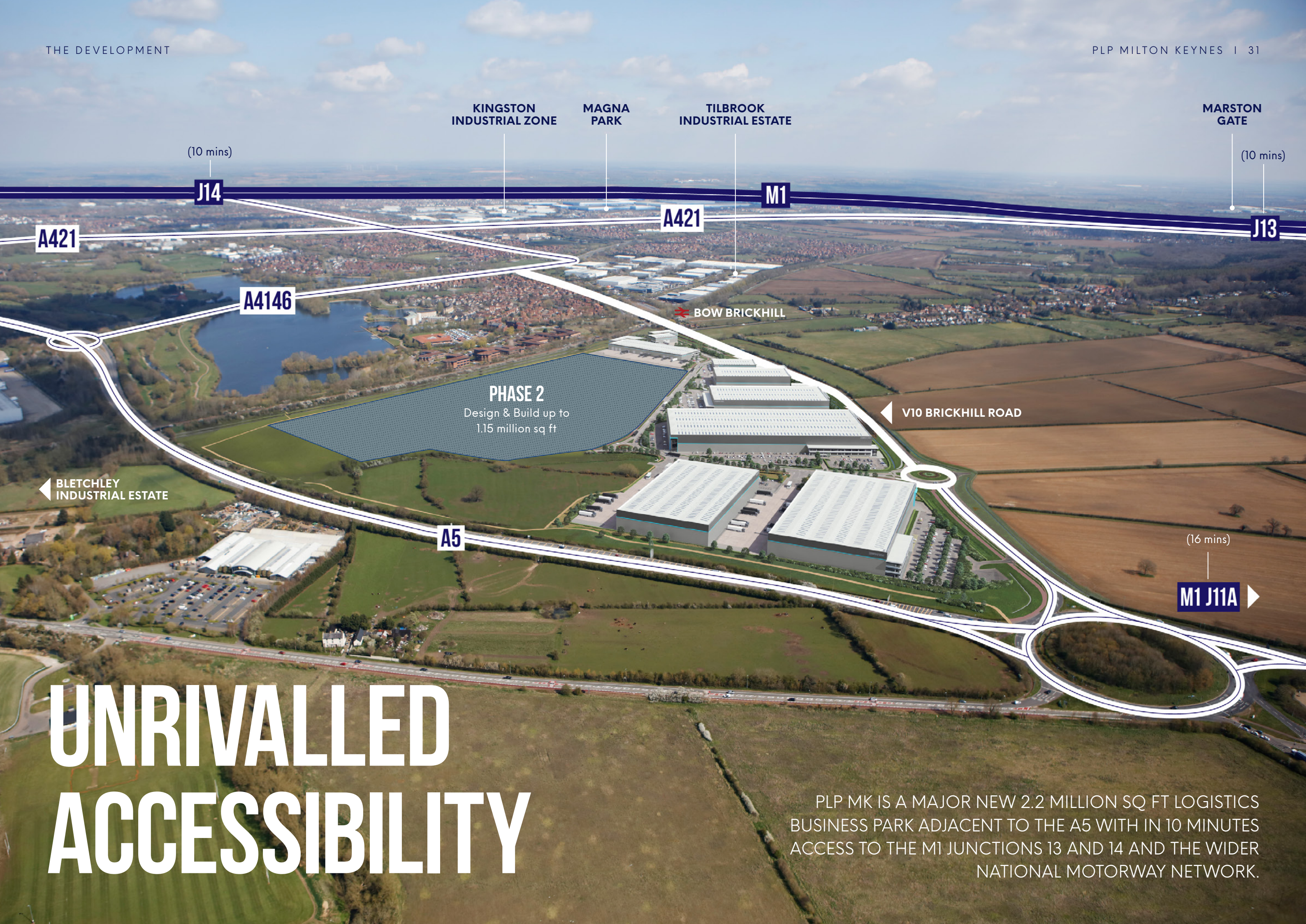
Restaurants and Bars

There are upwards of 350 restaurants.

Supermarkets

There are 28 supermarkets within a 10 minute drive.





KINGSTON INDUSTRIAL ZONE

MAGNA PARK

TILBROOK INDUSTRIAL ESTATE

MARSTON GATE

(10 mins)

J14

M1

(10 mins)

J13

A421

A421

A4146

BOW BRICKHILL

PHASE 2

Design & Build up to 1.15 million sq ft

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 WITH IN 10 MINUTES ACCESS TO THE M1 JUNCTIONS 13 AND 14 AND THE WIDER NATIONAL MOTORWAY NETWORK.

PLP MK EXCEEDING INDUSTRY STANDARDS



PHASE 1

START Q4 2021

14,959 – 308,516 SQ FT

- PHASE 1
- PHASE 2



SPECIFICATION

UNIT	CLEAR HEIGHT	YARD DEPTH	DOCK DOORS	LEVEL ACCESS	CAR PARKING	VAN PARKING	HGV PARKING
1	18 m	50 m	22	4	233	36	42
2	18 m	50 m	14	2	175	-	17
3	18 m	50 m	32	4	318	56	40
4	15 m	50 m	14	2	159	-	47
5	15 m	50 m	6	2	78	-	21
6	8 m	40 m	-	4	35	-	4
7	8 m	35 m	-	2	16	-	-
8	8 m	40 m	1	4	33	-	-
9	8 m	40 m	-	3	26	-	-
10	8 m	40 m	-	3	26	-	-



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
(10M VS. 7.5M)

1.6 KM OF
REDWAY CYCLE
PATHS

909M PUBLIC RIGHT
OF WAY

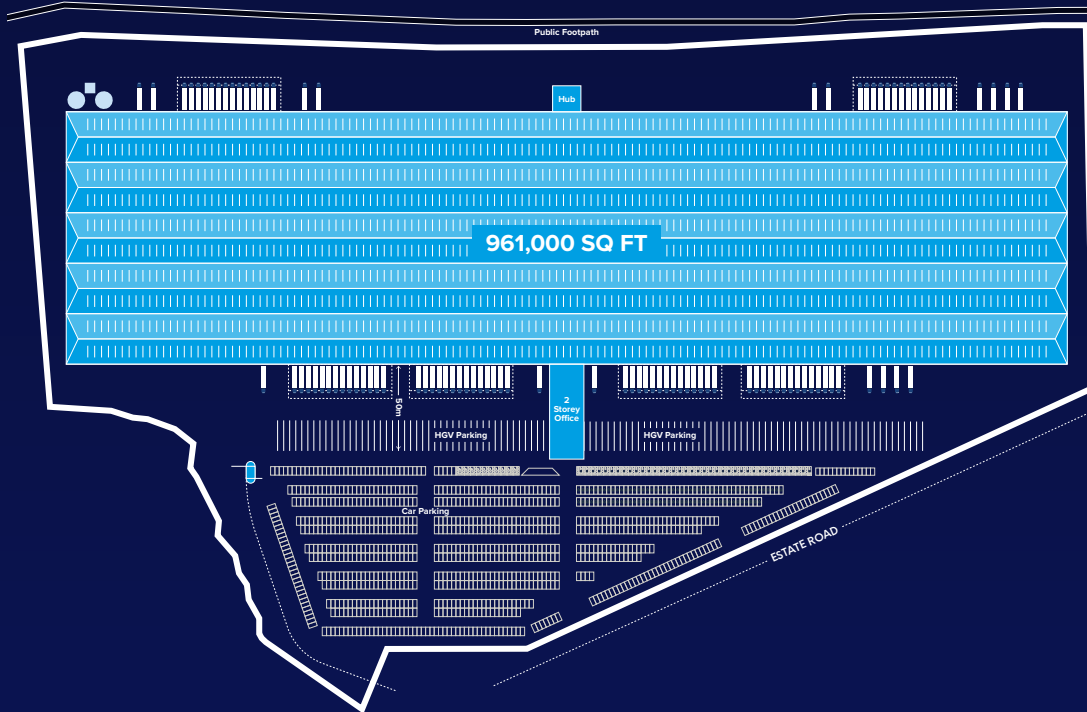
9.4 ACRES
OF ESTATE LEISURE
PARKLAND AND HISTORIC
ARCHAEOLOGICAL SITE

1,316M OF
FOOTPATHS

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

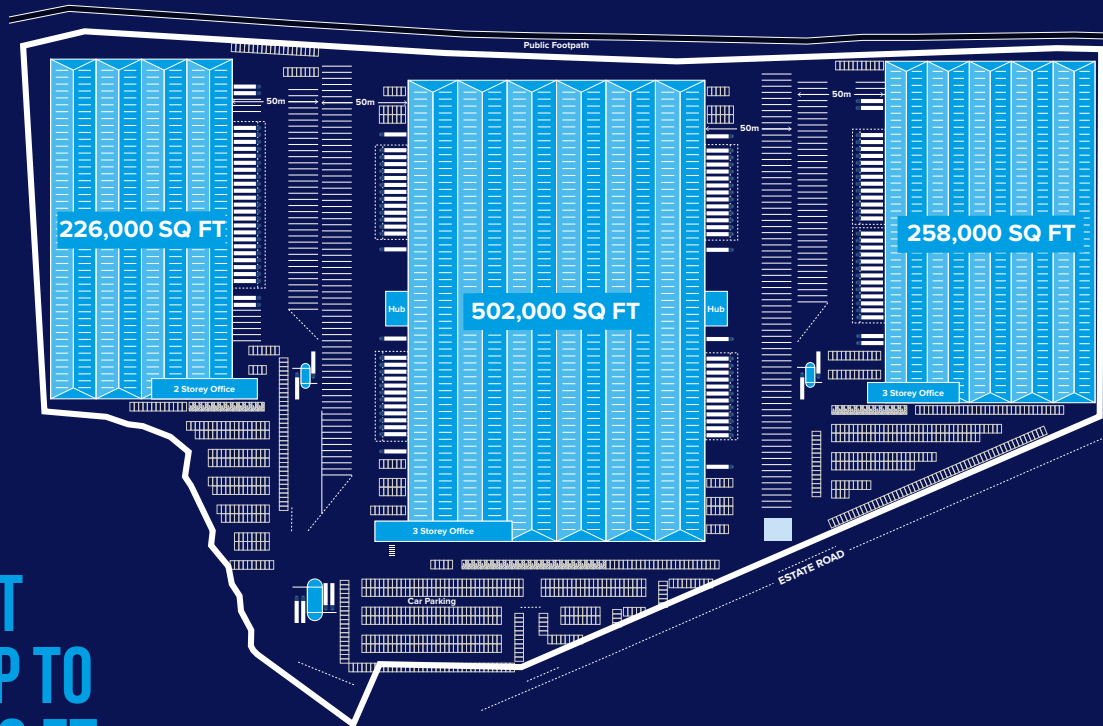
PHASE 2 BUILD TO SUIT

OPTION ONE



SINGLE UNIT UP TO 1,100,000 SQ FT

OPTION TWO



MULTI-UNIT SCHEME UP TO 502,000 SQ FT

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

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



*Indicative Layouts

*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

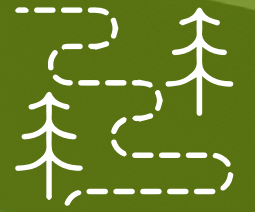
The creation of 17 acres of lowland meadows and investment in public open spaces across the town

£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 Red Way 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 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.



£250,000

Investment in public art



Supporting the community with financial investment in social and emergency services

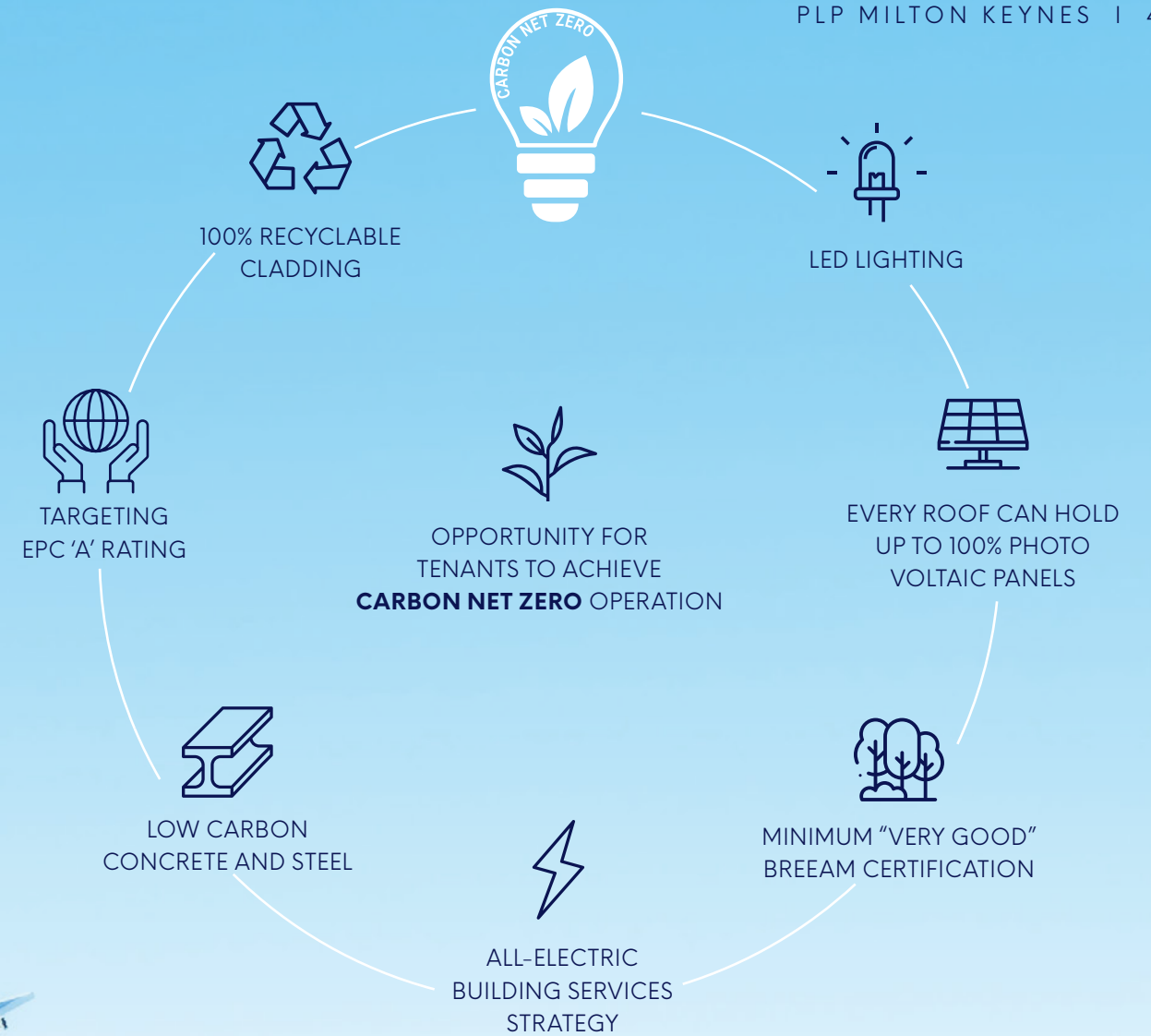
DELIVERING CARBON NET ZERO DEVELOPMENTS

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.

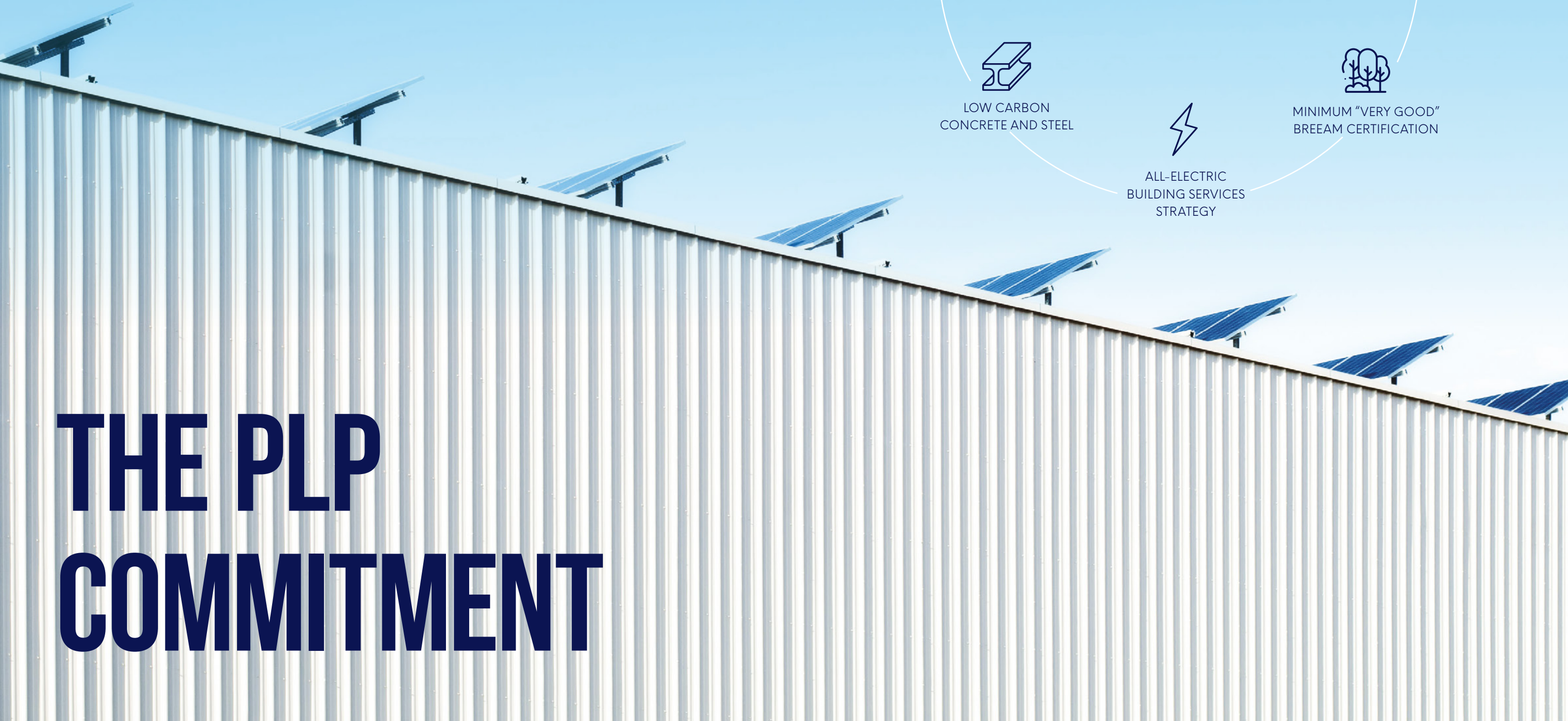
New buildings will be net zero ready through reducing and then offsetting remaining construction carbon via high-quality international projects, 50% Cookstove project Ghana and 50% global renewable energy.

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 utilise 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.



THE PLP COMMITMENT





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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