



CARBON NET ZERO DEVELOPMENT



PLP MK CASE STUDY

Size: 10 units from 14,963 sq ft - 308,267 sq ft
Sat Nav: MK17 9FE
Completion: TBC
Development: Speculative

Prime new **2.2 million sq ft** logistics business park at the heart of the **Oxford to Cambridge Arc**. PLP MK is the first **Carbon Net Zero** logistics park to be developed in the UK through reducing carbon and offsetting, in accordance with the **UKGBC Net Zero Framework**.



Total Site Area 134 acres



10 units (Phase 1)



£1.66 million carbon offset contribution



Estimated total carbon saved / offset:
43,792 tCO2



All Embodied Carbon from construction to be offset

ENERGY EFFICIENT OPERATION




-  Green future proofing to allow occupiers to install up to 100% PV roof coverage
-  Electric car charging and future proofing of standard spaces
-  12% roof lights
-  Battery storage and with provision for more
-  BREEAM Very Good
-  EPC A Rating
-  Air source heating & cooling
-  Rainwater harvesting
-  LED lighting
-  Extensive on-site cycle storage and shower facilities

INVESTING IN A SUSTAINABLE FUTURE: COMMUNITY & ENVIRONMENT

-  £1.2 million biodiversity offsetting contribution
-  On-site bus stop and improvements to local routes
-  3.8 km of pedestrian and cycle routes
-  £250,000 investment in public art
-  9.4 acres of archaeological protection
-  Community investment in social and emergency services
-  17 acres of lowland meadows and investment in public open spaces



REDUCING CARBON CONSTRUCTION

-  100% recyclable cladding systems
-  Low carbon concrete
-  Low carbon steel