

AVAILABLE TO LET



31737

PLP MK31

UNIT 6
PLP BUSINESS PARK
DICKINSON AV
BOW BRICKHILL
MILTON KEYNES
MK17 9LG

31,737 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**
- **Carbon Net Zero in construction**
- **Grade A unit GIA 31,737 sq ft (2,948 sq m)**
- **Un-compromised** unit specification
- **Clear height to haunch 8m**
- **Yard depth 40m**



BLECHLEY ➔

FENNY STRATFORD ➔

A5

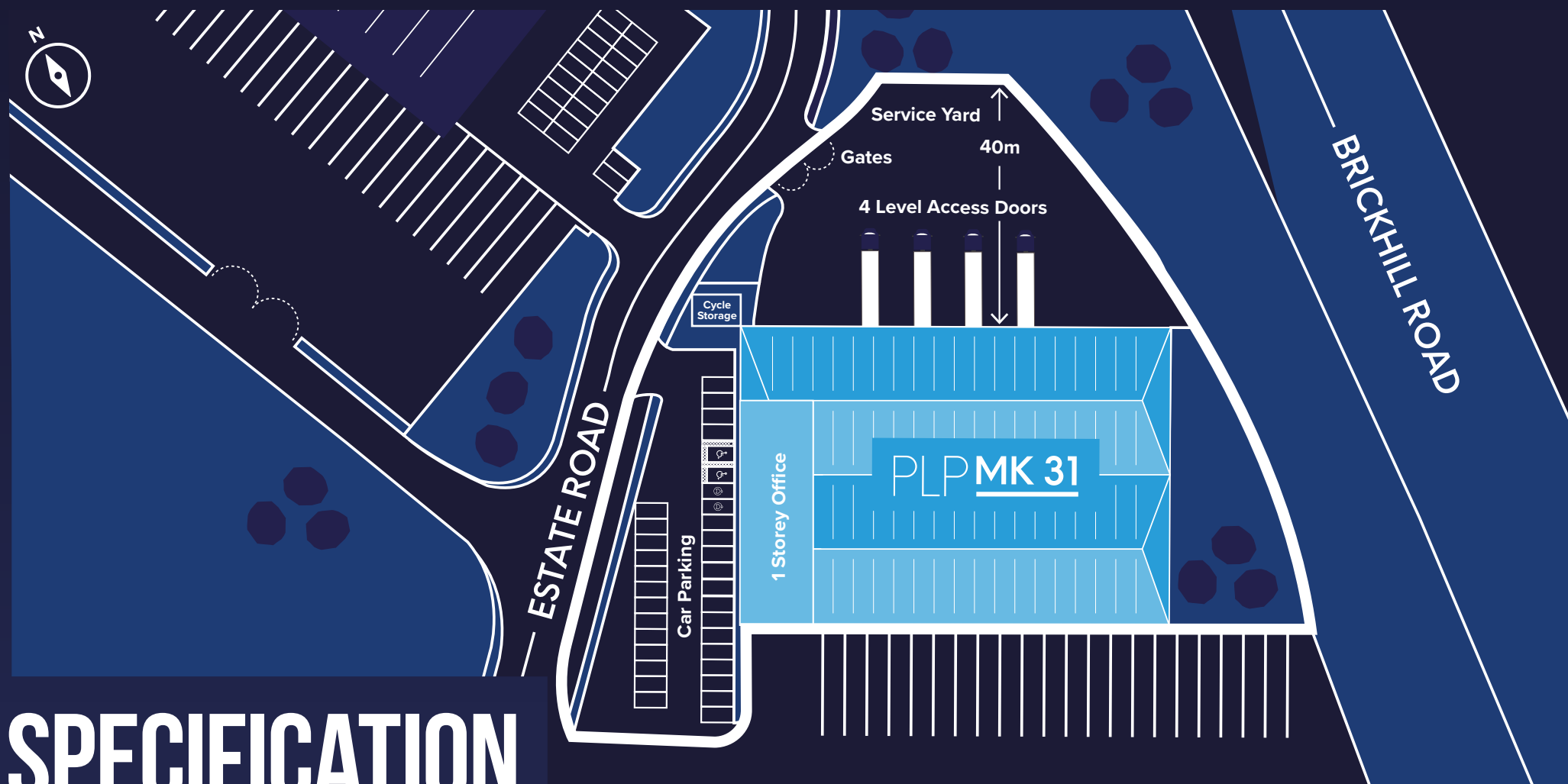
MILTON KEYNES CENTRAL ➔

MILTON KEYNES
TOWN CENTRE

PLP MK 31

BOW BRICKHILL ➔

BRICKHALL ROAD



SPECIFICATION

Grade A industrial and logistics unit.

	SQ M	SQ FT
Warehouse	2,690	28,960
Offices	258	2,778
TOTAL GIA	2,948	31,737

CLEAR HEIGHT	YARD DEPTH	LEVEL ACCESS	CAR PARKING	HGV PARKING	FLOOR LOADING	RACK LEG LOADING	SECURE YARD	POWER SUPPLY	EV CHARGING
8m	40m	4	35	40	50KN/M2	9Tn	Yes	Up to 130 kVA*	2**

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





FOR A GREENER FUTURE

PLP MK 31 will be built to the PLP environmental standard, incorporating a range of eco-conscious features.



2 EV CHARGING POINTS

car park designed to accommodate full EV installation*



BREEAM

Very good



EPC 'A'

rating



CARBON NET ZERO

according to the UK Green Building Council (UKGBC) Framework



RAINWATER HARVESTING

high-level roof drainage system for rainwater recovery



TIMBER FROM

FSC 100% sustainable sources



FULLY METERED

for energy and utility consumption



AT LEAST DOUBLE

the requirement of solar PV panels



CYCLE STORAGE

and shower facilities



BUS STOP

On-site



LED MOTION

sensor office lighting



10% ROOF LIGHTS

coverage to reduce artificial lighting usage



NET ZERO READY

with materials and products with reduced embodied carbon incorporated wherever possible



RECYCLED MATERIALS

such as cement alternatives in concrete and structural steel with a minimum 20% recycled content



A 19% CARBON REDUCTION

improvement on regulations requirements with a further 20% using onsite energy saving innovations

STRATEGIC LOCATION

PLP MK 31 | 06

PLP MK is a major new 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.



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



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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These particulars are believed to be correct at the date of publication, but their accuracy is in no way guaranteed, neither do they form part of any contract. All areas are approximate.