



**PLP MK37**

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

37,797 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 37,797 sq ft** (3,511 sq m)
- **Un-compromised** unit specification
- **Clear height to haunch 8m**
- **Yard depth 40m**



BLETCHLEY ➔

FENNY STRATFORD ➔

MILTON KEYNES CENTRAL ➔

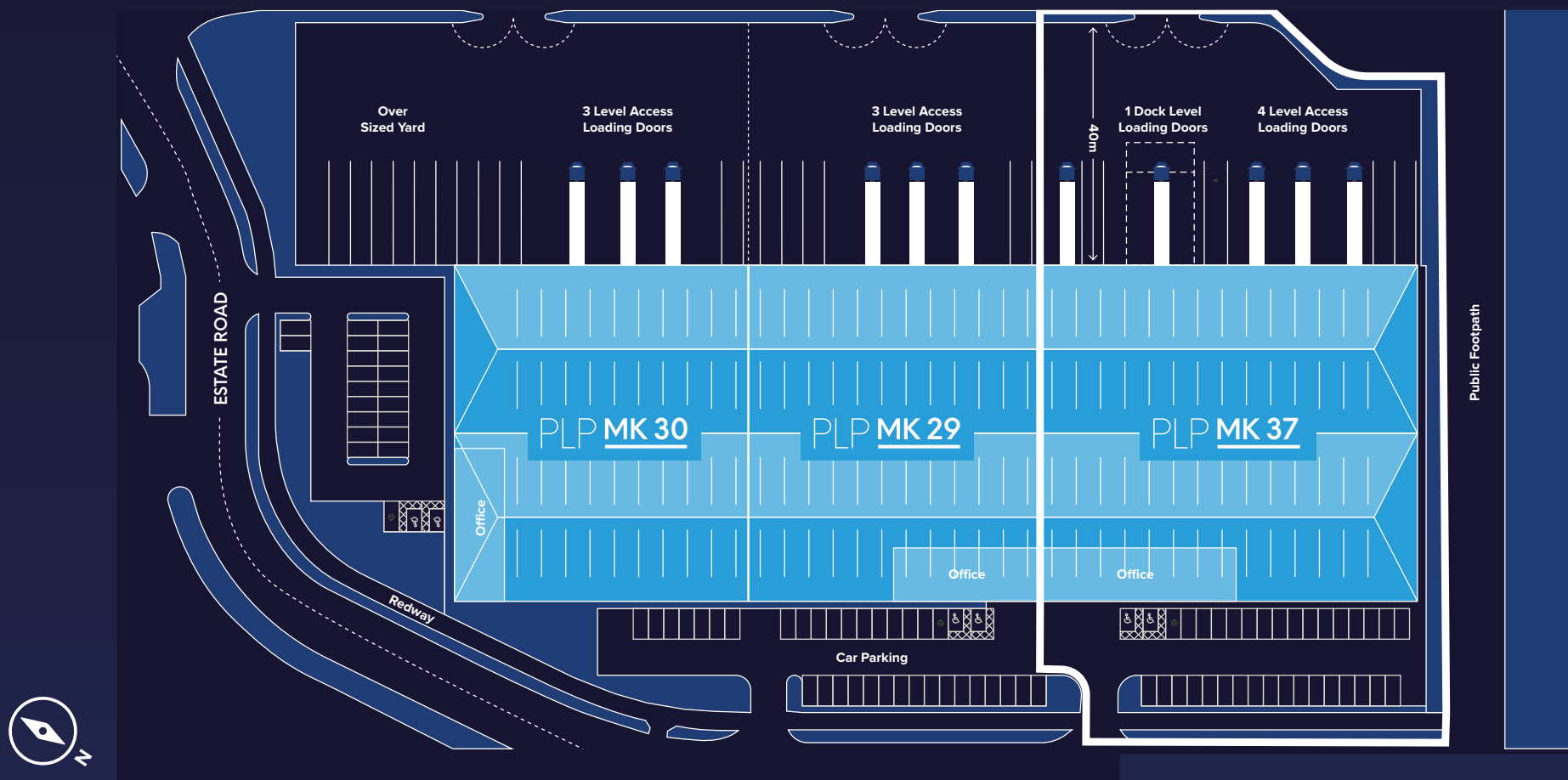
MILTON KEYNES  
TOWN CENTRE

PLP MK37

BOW BRICKHILL ➔




A5

BRICKHALL ROAD



# SPECIFICATION

Grade A industrial and logistics unit.

									
CLEAR HEIGHT	YARD DEPTH	DOCK DOORS	LEVEL ACCESS	CAR PARKING	FLOOR LOADING	RACK LEG LOADING	SECURE YARD	POWER SUPPLY	EV CHARGING
8m	40m	1	4	33	50KN/M2	9Tn	Yes	Up to 130kVA*	1**

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

	SQ M	SQ FT
Warehouse	3,284	35,348
Offices	228	2,449
<b>TOTAL GIA</b>	<b>3,511</b>	<b>37,797</b>







# FOR A GREENER FUTURE

PLP MK 37 will be built to the PLP environmental standard, incorporating a range of eco-conscious features.



## 1 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 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.

PLP MK37





# 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

#### CUSHMAN AND WAKEFIELD

##### **FRANCO CAPELLA**

franco.capella@cushwake.com  
07834 197403

##### **HEATHER HARVEY-WOOD**

heather.harvey-wood@cushwake.com  
07917 423467

##### **PATRICK MOONEY**

patrick.mooney@cushwake.com  
07920 451369

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#### SAVILLS

##### **TOBY GREEN**

tgreen@savills.com  
07870 555716

##### **HUGH WALTON**

hugh.walton@savills.com  
07807 999777

##### **OLIVER HUGHES**

oliver.j.hughes@savills.com  
07815 032104

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#### KIRKBY DIAMOND

##### **EAMON KENNEDY**

eamon.kennedy@kirkbydiamond.co.uk  
07887 835815

##### **PAUL QUY**

paul.quy@kirkbydiamond.co.uk  
07917 268653



**www.plproperty.com**

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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.