



PLP **MK**

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

PRIME 2.2 MILLION SQ FT
LOGISTICS BUSINESS PARK



| | |
|---------------------------|--------------|
| OVERVIEW | 4-5 |
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| MILTON KEYNES | 24-29 |
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PLP MK

UNITS FROM 15,156 – 310,949 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** 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 - 1.06 million sq ft**
- **Phase 2 - 44.7 acres**, design and build opportunities up to **1.15 million sq ft**
- Serviced, consented and **ready to go**
- Started on site **Q4 2021**
- **Phase 1 is Carbon Net Zero in construction**
- **Best-in-class** working environment
- **3.8 km** total of **paths and cycle access**

M1 MOTORWAY J13 & J14
10 minute drive time

PHASE 2
Build to suit up to
1.15 million sq ft

M1 MOTORWAY J11A
12 minute drive time

Joybuy

MK 168

Joybuy

Kegstar

Huel

RWS GLOBAL

Red Bull

Red Bull

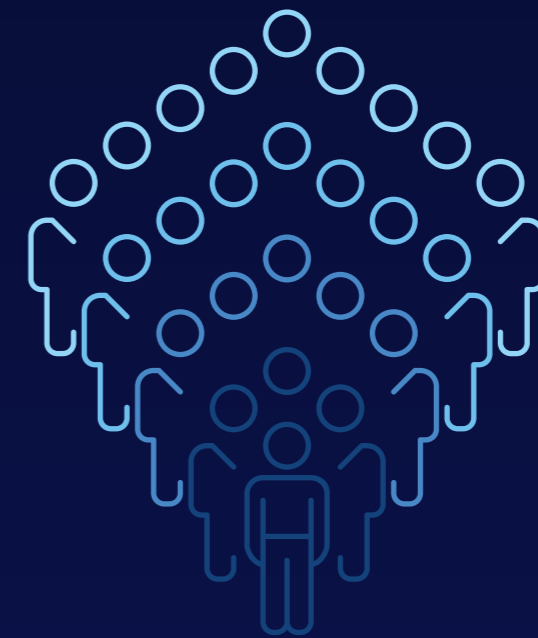
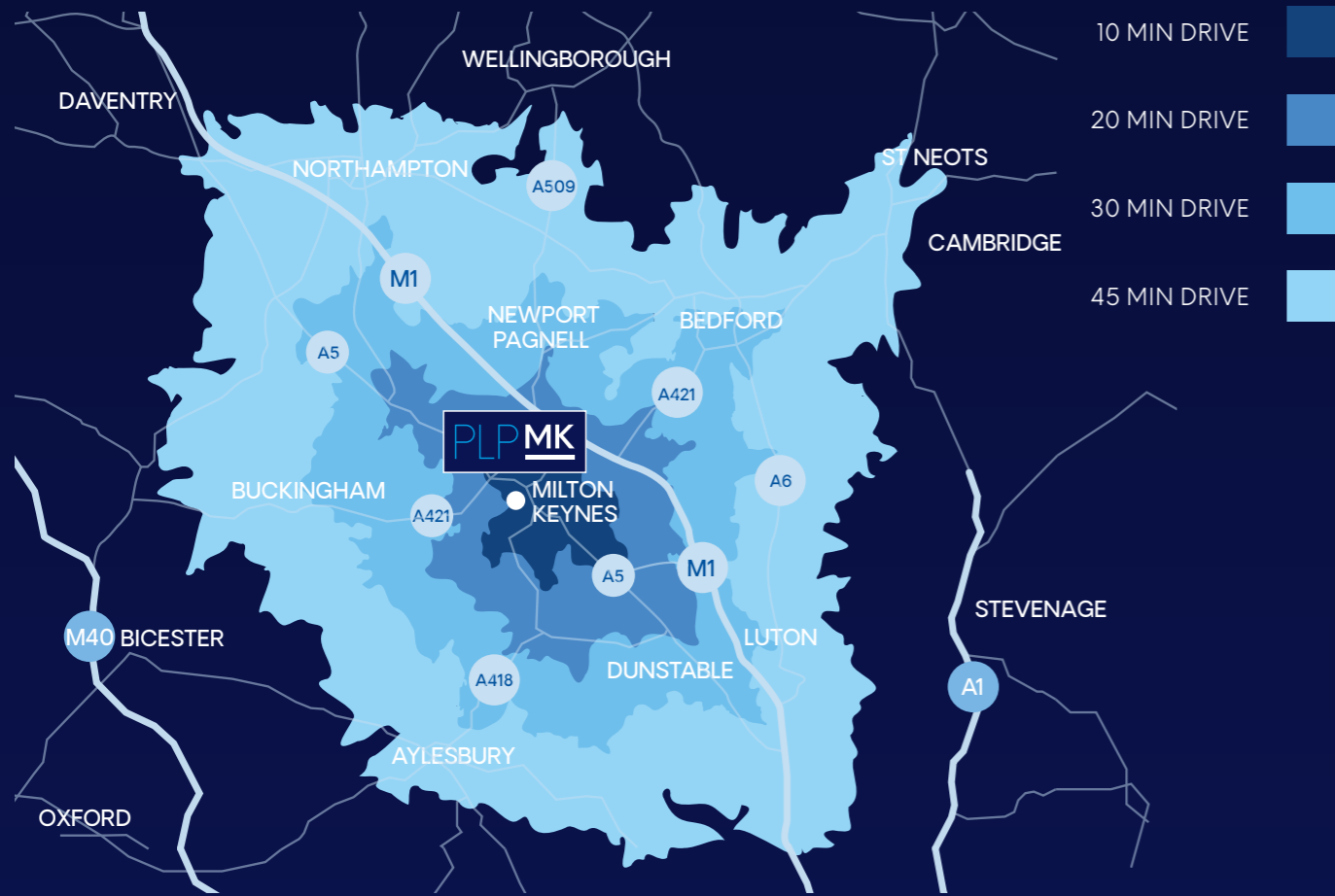
AND MASTER DISTRIBUTION

KWB

M1 MOTORWAY J13 & J14
10 minute drive time



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

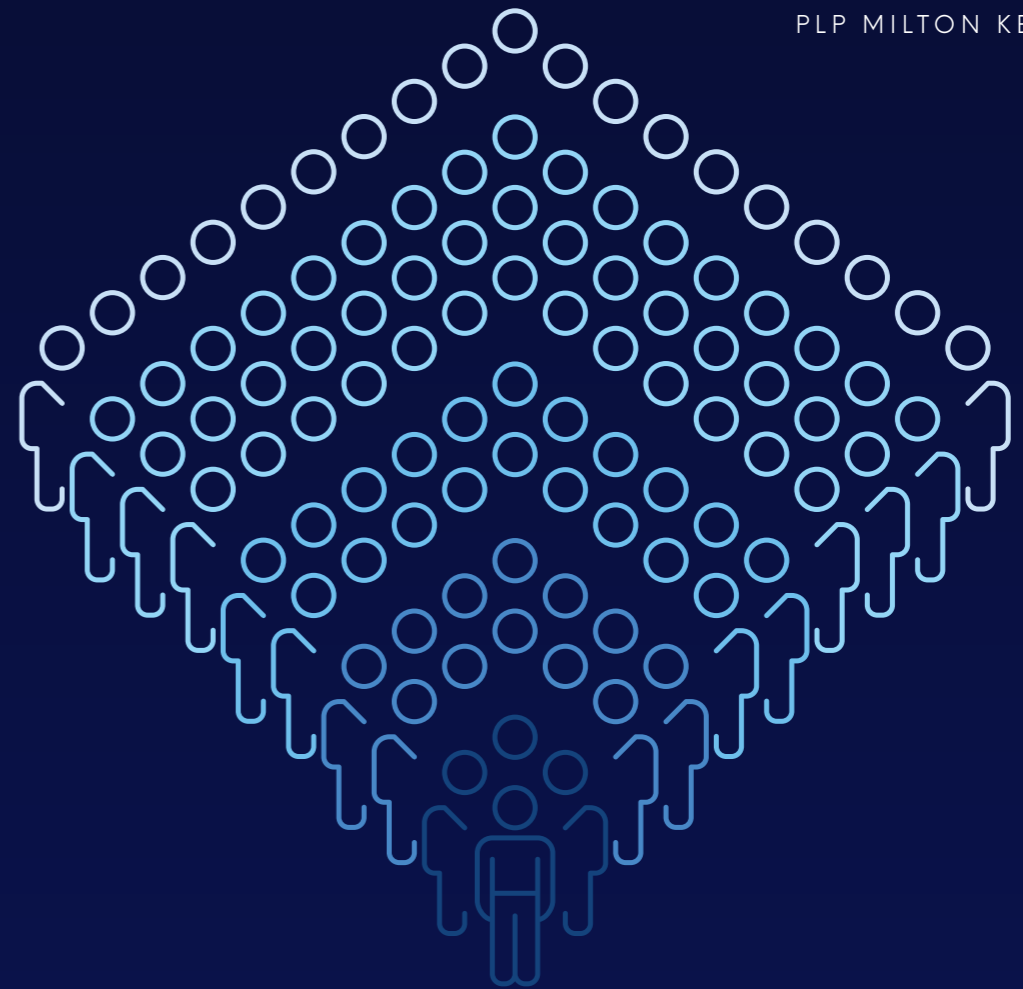
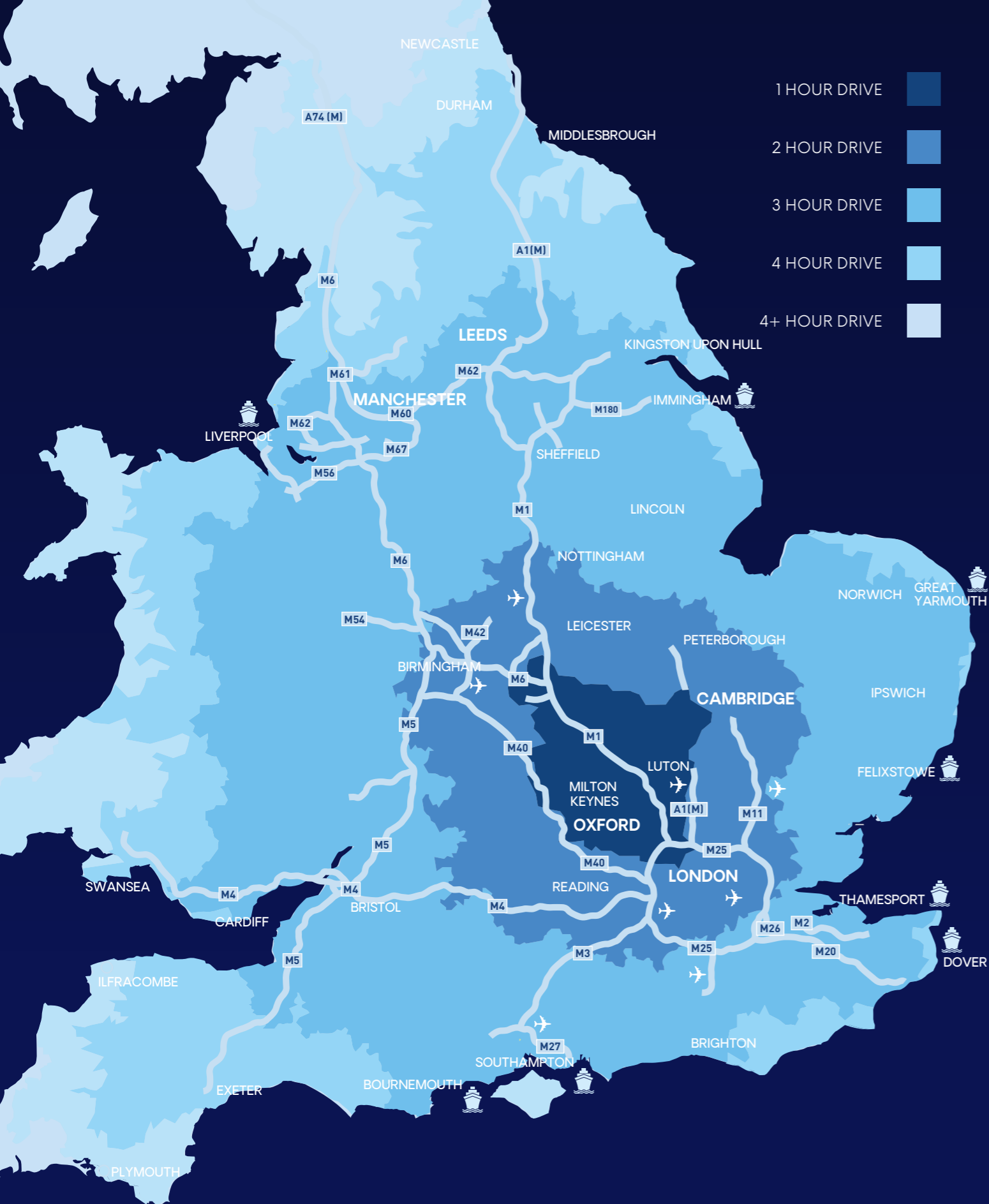
IMMEDIATE ACCESS TO M1 J13/14

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

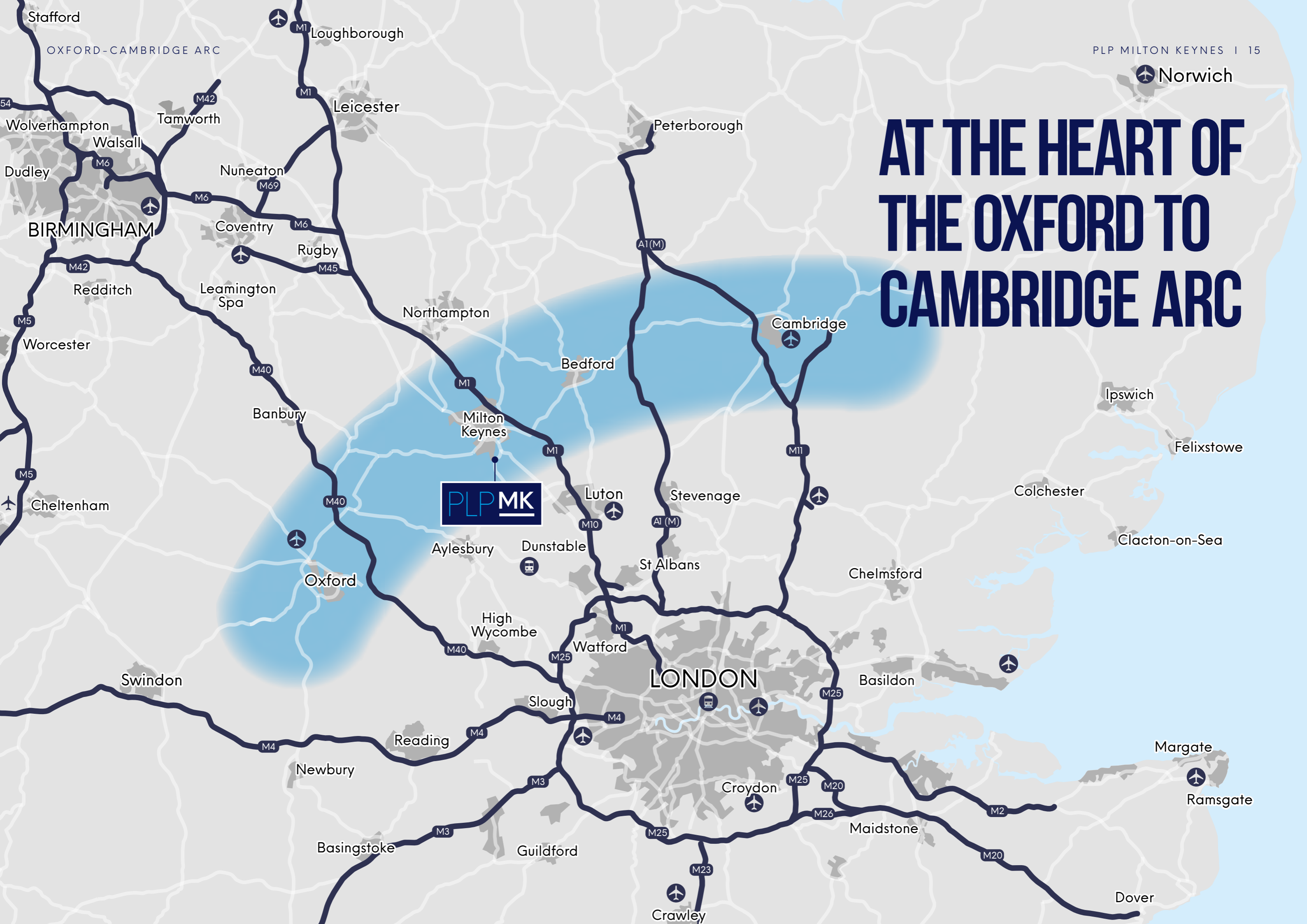
7.8%

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

51,460

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

AT THE HEART OF THE OXFORD TO CAMBRIDGE ARC



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

THE ARC

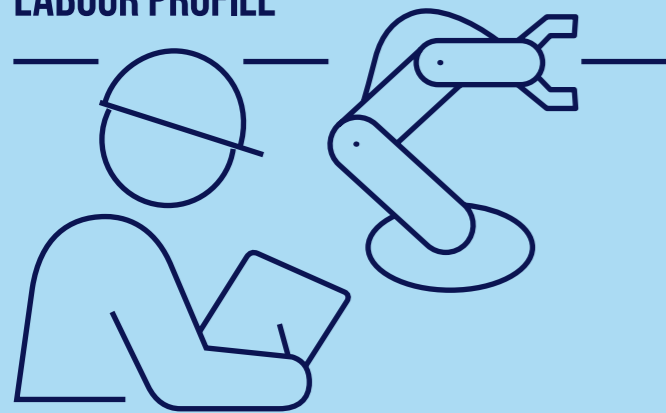


The Oxford-Cambridge Arc (the Arc) is a globally significant area between Oxford, Milton Keynes and Cambridge. It supports over two million jobs, adds over £110 billion to the economy every year and houses one of the fastest growing economies in the UK.

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 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.

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

KEY

Major transport hubs

MILTON KEYNES



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

LONDON CITY AIRPORT
1 HR 15 MINS DRIVE TIME

HEATHROW AIRPORT
50 MINS DRIVE TIME

TILBURY DOCKS
1 HR 15 MINS DRIVE TIME

LONDON



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:



PLP MK

Kegstar

Huel

Wickes

CHARLES TYRWHITT

FENNY STARTFORD STATION

Joybuy

Ball

MILTON KEYNES CENTRAL

Santander

SNOZONE
SKI • BOARD • EAT • ENJOY

Joybuy

SIEMENS

Marshall

IKEA

JOHN LEWIS

MKODONS

Domino's

NetworkRail

centre:mk
MILTON KEYNES

YOKOHAMA

Coca-Cola

CALDECOTTE LAKE

BOW BRICKHILL STATION

RWS
GLOBAL

Red Bull

MD
MASTER DISTRIBUTION

KWB

ONE OF BRITAIN'S MOST SUCCESSFUL BUSINESS LOCATIONS

118,273
Total homes 2021

CONTINUED EXPANSION

164,273
Total homes 2050

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 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.

RECENT BEGINNINGS

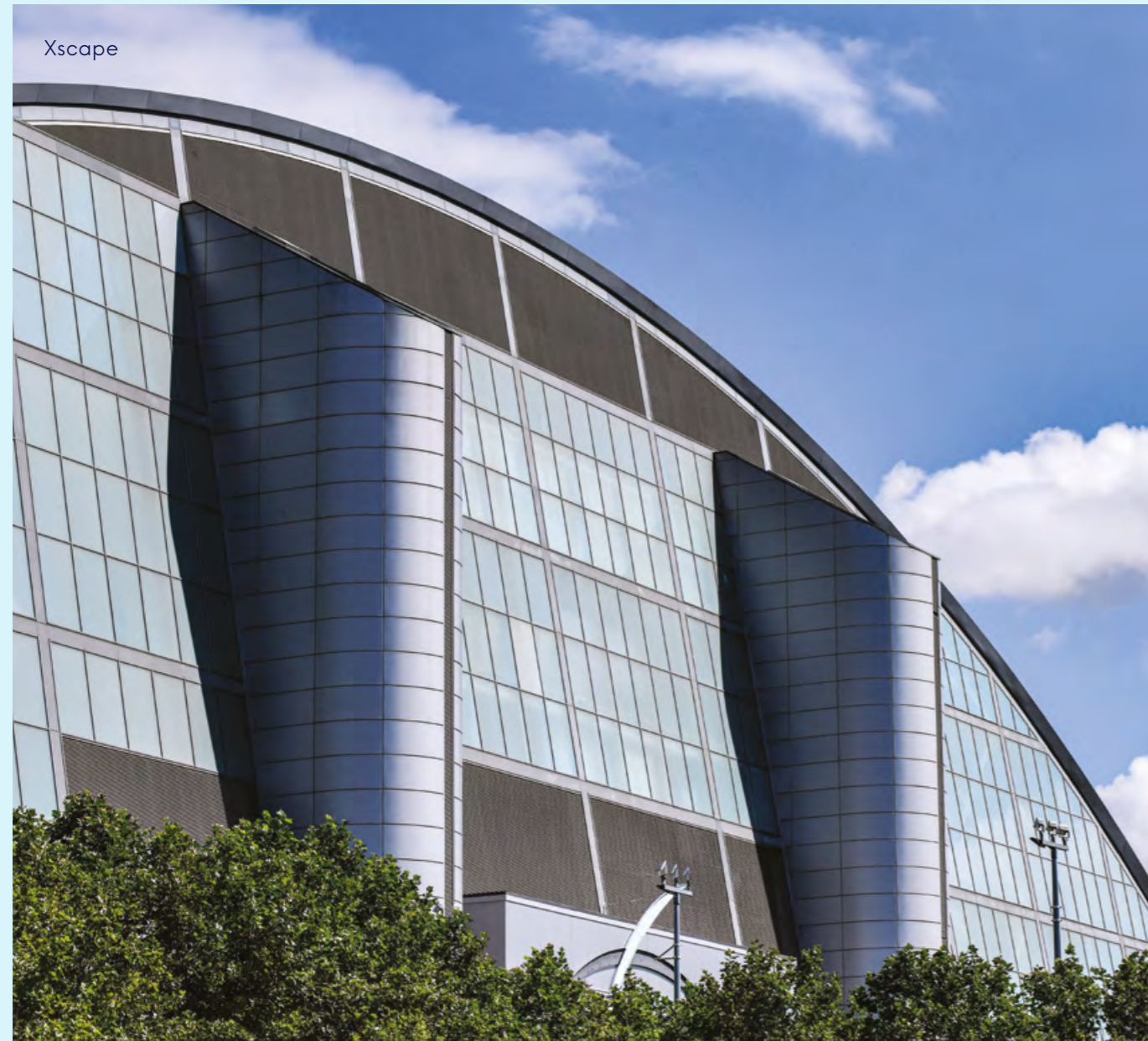
Since its designation in 1967, Milton Keynes has become the UK's largest and fastest growing New Town. Originally built to accommodate London's housing overspill, it has since become one of Britain's most successful commercial hubs.



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.





Xscape



Bletchley Park



Centre:MK



Centre:MK



Public Art Sculptures

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.



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 galleries.

Restaurants and Bars

Milton Keynes enjoys upwards of 350 restaurants.

Supermarkets

There are 28 supermarkets within a 10 minute drive.



PLP MK

KELLY'S KITCHEN ROUNDABOUT

- National Rail
- Redways
- Milton Keynes' Parks Trust

PLP MK IS A MAJOR 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.



UNRIVALLED ACCESSIBILITY

Design & Build up to 1.15 million sq ft

V10 BRICKHALL ROAD

M1 J11A

A4146

J14

J13

A421

A421

M1

A4146

A5

(10 MINS)

(10 MINS)



PLP MK: EXCEEDING INDUSTRY STANDARDS

Aerial photograph of PLP MK
April 2024

PHASE 1

15,156 – 310,949 SQ FT

- PHASE 1
- PHASE 2



SPECIFICATION

| UNIT | CLEAR HEIGHT | YARD DEPTH | DOCK DOORS | LEVEL ACCESS | CAR PARKING | VAN PARKING | HGV PARKING |
|--------|--------------|------------|------------|--------------|-------------|-------------|-------------|
| MK 220 | 18 m | 50 m | 22 | 4 | 233 | 36 | 42 |
| MK 168 | 18 m | 50 m | 14 | 2 | 175 | - | 17 |
| MK 310 | 18 m | 50 m | 32 | 4 | 318 | 56 | 40 |
| MK 147 | 15 m | 50 m | 14 | 2 | 159 | - | 47 |
| MK 70 | 15 m | 50 m | 6 | 2 | 78 | - | 21 |
| MK 31 | 8 m | 40 m | - | 4 | 35 | - | 4 |
| MK 30 | 8 m | 40 m | - | 3 | 26 | - | - |
| MK 29 | 8 m | 40 m | - | 3 | 26 | - | - |
| MK 37 | 8 m | 40 m | 1 | 4 | 33 | - | - |
| MK 15 | 8 m | 35 m | - | 2 | 16 | - | - |

SITE AREA – 134 ACRES

ACCOMMODATION

| UNIT | WAREHOUSE | | OFFICES | | GATEHOUSE | | PLANT DECK | | TOTAL GIA | |
|--------------|---------------|----------------|--------------|---------------|-----------|------------|------------|--------------|---------------|------------------|
| | SQ M | SQ FT | SQ M | SQ FT | SQ M | SQ FT | SQ M | SQ FT | SQ M | SQ FT |
| MK 220 | 18,967 | 204,165 | 1,440 | 15,506 | 23 | 248 | 61 | 652 | 20,491 | 220,570 |
| MK 168 | 14,462 | 155,674 | 1,124 | 12,101 | 23 | 248 | 39 | 421 | 15,649 | 168,444 |
| MK 310 | 27,409 | 295,029 | 1,392 | 14,979 | 23 | 248 | 64 | 694 | 28,888 | 310,949 |
| MK 147 | 12,309 | 132,489 | 1,255 | 13,511 | 23 | 248 | 71 | 768 | 13,658 | 147,015 |
| MK 70 | 6,072 | 65,355 | 600 | 6,455 | - | - | - | - | 6,671 | 71,810 |
| MK 31 | 2,690 | 28,960 | 258 | 2,778 | - | - | - | - | 2,948 | 31,737 |
| MK 30 | 2,553 | 27,483 | 236 | 2,541 | - | - | - | - | 2,789 | 30,023 |
| MK 29 | 2,556 | 27,510 | 231 | 2,490 | - | - | - | - | 2,787 | 29,999 |
| MK 37 | 3,284 | 35,348 | 228 | 2,449 | - | - | - | - | 3,511 | 37,797 |
| MK 15 | 1,316 | 14,165 | 92 | 991 | - | - | - | - | 1,408 | 15,156 |
| TOTAL | 91,618 | 986,178 | 6,856 | 73,801 | 92 | 991 | 235 | 2,534 | 98,800 | 1,063,500 |

BUSINESS PARK ENVIRONMENT

-  BOULEVARD STYLE INTERNAL ROADS 30% WIDER THAN STANDARD (10 M VS. 7.5 M)
-  1.6 KM OF REDWAY CYCLE PATHS
-  909M PUBLIC RIGHT OF WAY
-  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**

OPTION 1

**FLEXIBLE SITE UP TO
1.15 MILLION SQ FT**

MK
PHASE 2

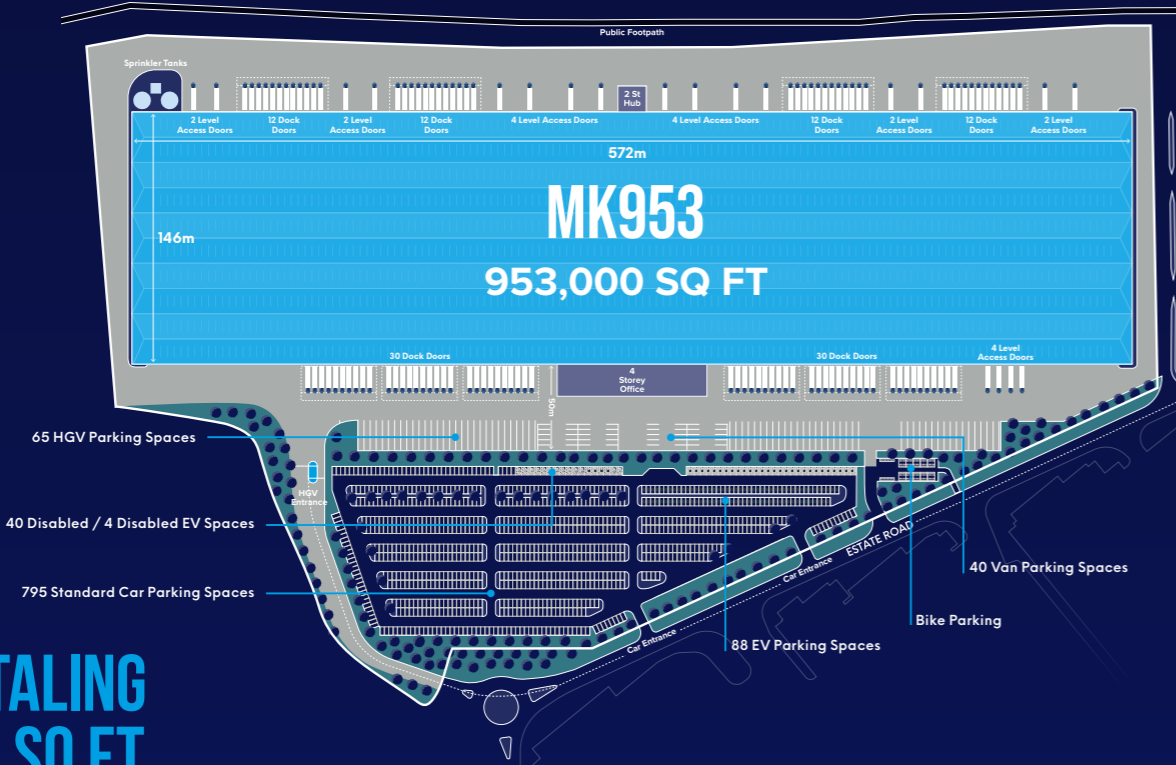
Design and build opportunities available with outline planning consent, plateaued land, and infrastructure in place, offering flexibility for up to 1.15 million sq ft.

PHASE 2: CONSENTED

Phase 2 at PLP MK is a 44.7 acre industrial and logistics development site which is plateaued and fully serviced. The site benefits from unrestricted outline planning consent for up to 1.15 million sq ft and a clear internal height to haunch of 21m, providing highly flexible design and build options for occupiers.

Phase 2 also benefits from two Reserved Matters Consents providing immediately deliverable units. Option 1 is for a flexible site up to 1.15 million sq ft, Option 2 is for a single unit of 953,000 sq ft and Option 3 is a multi-unit scheme of 226,000 sq ft, 258,000 sq ft and 502,000 sq ft.

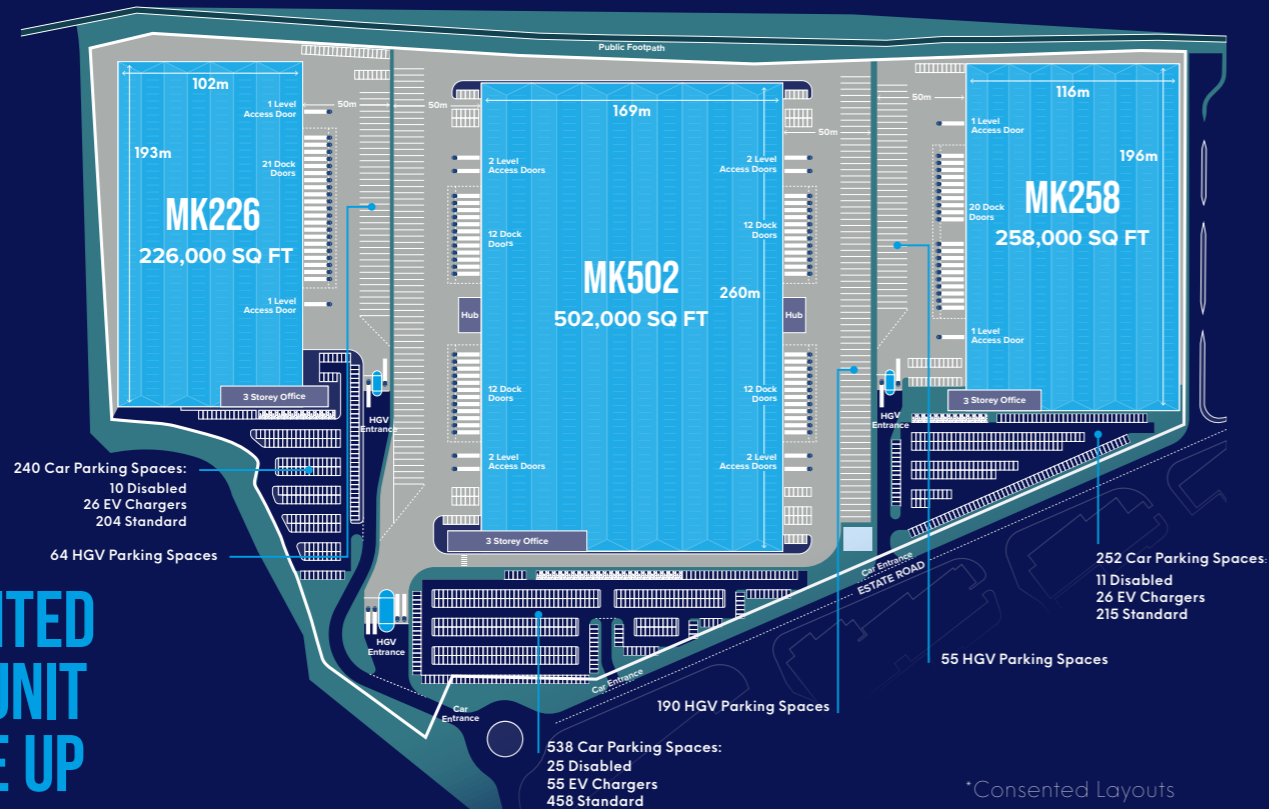
OPTION TWO



SINGLE UNIT TOTALING 953,000 SQ FT



OPTION THREE



CONSENTED MULTI-UNIT SCHEME UP

*Consented Layouts



Indicative Images

FOR A BRIGHTER FUTURE

PLP MK HAS BEEN BUILT TO THE PLP ENVIRONMENTAL STANDARD, INCORPORATING A RANGE OF ECO-CONSCIOUS FEATURES THAT BENEFIT OUR PLANET AND ENHANCE THE EXPERIENCE OF THOSE VISITING AND WORKING AT THE SITE.

£1.2 MILLION

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



17 ACRES

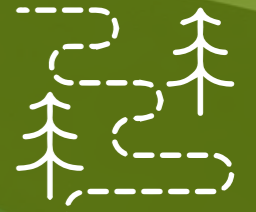
The creation of 17 acres of lowland meadows and investment in public open spaces across the town

£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 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



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



£250,000

Investment in public art



Supporting the community with financial investment in social and emergency services

FUTURE-PROOFED FOR NET ZERO

In recognition of the industry's shift toward a robust, science-based definition of Net Zero, PLP has set ambitious targets aligned with the UK Net Zero Carbon Building Standard.

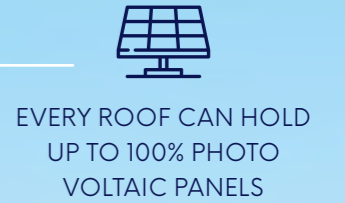
These encompass upfront carbon, energy use intensity and refrigerant limits, ensuring each building is capable of meeting the standard for any future occupier.

All new developments will target upfront carbon levels in line with the 2027 shell and core storage and distribution threshold of 375kgCO₂/m².

Operational energy demand will be significantly reduced through the delivery of EPC A-rated buildings, with every roof future-proofed to maximise on-site renewable energy generation via solar PV.

Each building will be energy-modelled in accordance with CIBSE TM54 methodology, helping to close the performance gap between design and operation and ensuring that UK Net Zero Carbon Building Standard energy use intensity targets can be achieved in practice.

This approach gives occupiers the confidence and flexibility to operate from a building fully aligned with the UK Net Zero Carbon Building Standard, should they choose to do so.



UPFRONT CARBON OF 375KGCO₂/M²



EUI OF 38KWH/M²/YR FOR UNCONDITIONED STORAGE



REFRIGERANT WITH GWP OF NO MORE THAN 677 KGCO₂/KG

THE PLP COMMITMENT



Photograph of MK 310 warehouse
18M clear height to haunch

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.

CUSHMAN AND WAKEFIELD

FRANCO CAPELLA

franco.capella@cushwake.com

07834 197403

PATRICK MOONEY

patrick.mooney@cushwake.com

07920 451369

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



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.

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