

PLP MK

PHASE 2

MILTON KEYNES, MK17 9FE

DESIGN & BUILD UP
TO 1.15 MILLION SQ FT

MK
PHASE 2

PLP MK PHASE 2

READY TO DELIVER, READY TO PERFORM

Phase 2 at PLP MK is a 44.7 acre industrial and logistics development site which is fully serviced and benefits from unrestricted outline planning consent providing up to 1.15 million sq ft. The highly flexible site is ready to deliver design and build options for occupiers.

Phase 2 also benefits from two Reserved Matters Consents providing immediately deliverable and highly flexible options.

- Option 1 is for a single unit of 953,000 sq ft.
- Option 2 is a multi-unit scheme of 226,000 sq ft, 258,000 sq ft and 502,000 sq ft.



PHASE 2
Build to suit up to
1.15 million sq ft

◀ **M1 MOTORWAY J11A**
12 minute drive time

Joybuy

MK 168

Joybuy

Kegstar

RWS
GLOBAL

Red Bull

KWB

Huel

Red Bull

M1 MOTORWAY J13 & J14
10 minute drive time ▶

OPTION 1

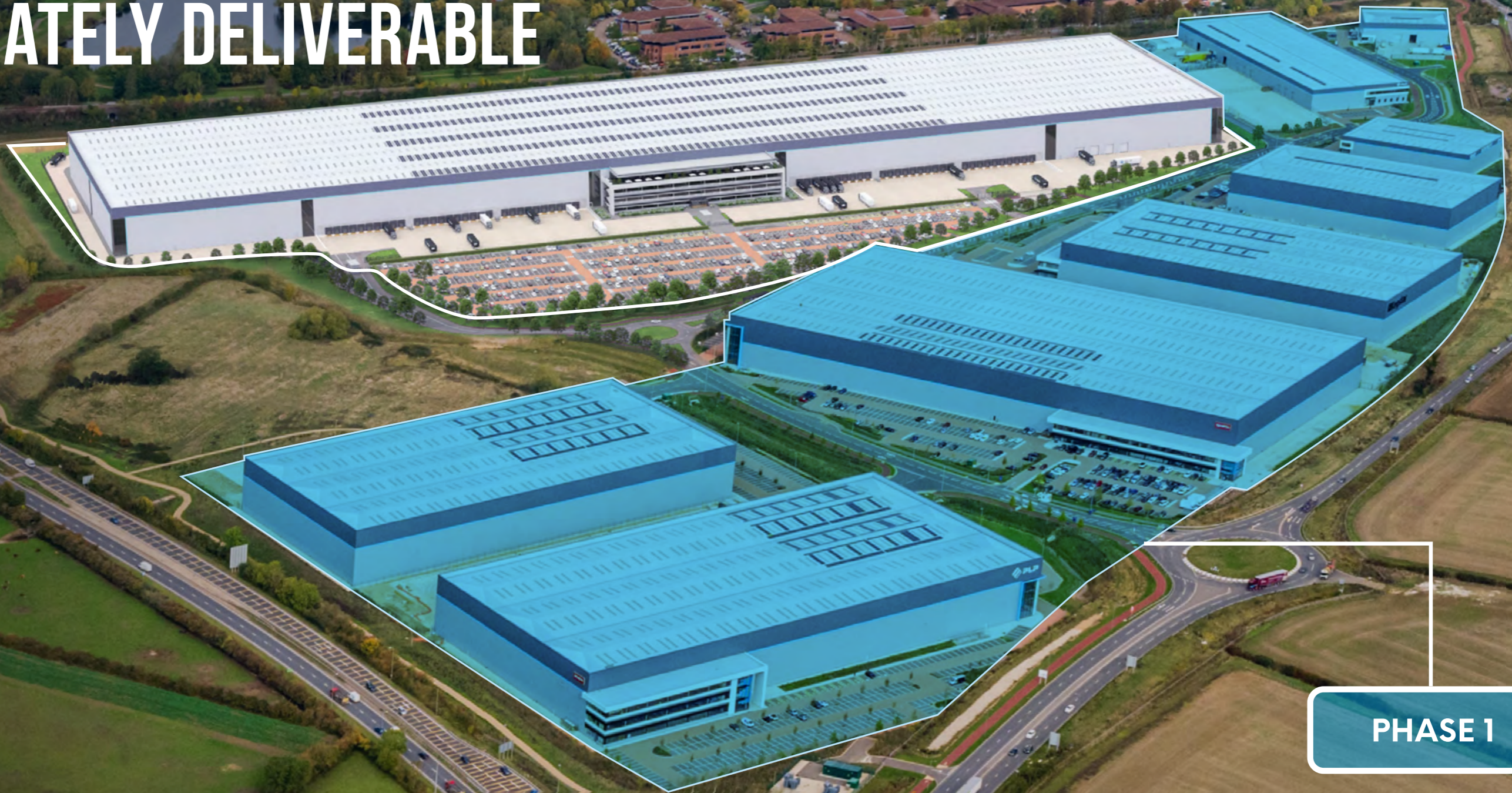
FLEXIBLE SITE UP TO 1.15 MILLION SQ FT

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.

OPTION 2

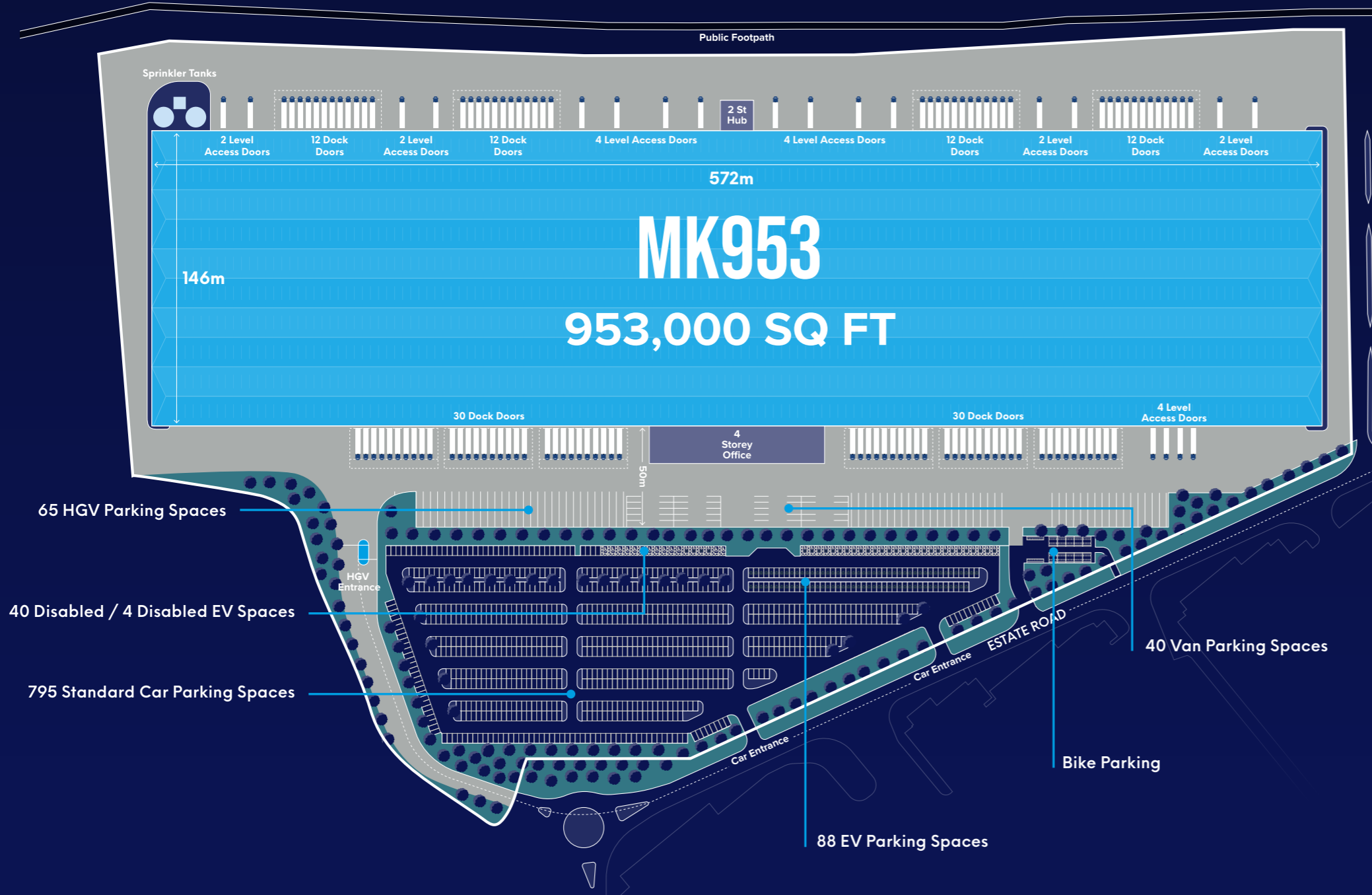
953,000 SQ FT SINGLE UNIT, FULL PLANNING CONSENT AND IMMEDIATELY DELIVERABLE



PHASE 1

CGI of the Reserved Matters approved 953,000 sq ft unit, ready for immediate delivery.

MK953



CLEAR HEIGHT	YARD DEPTH	DOCK DOORS	LEVEL ACCESS
21m	50m	108	20
CAR PARKING	VAN PARKING	HGV PARKING	FLOOR LOADING
927	40	65	80kN/M ²
RACK LEG LOADING	SECURE YARD	POWER SUPPLY	EV CHARGING
130kN	Yes	Up to 8.0MVA	88

953,000 SQ FT
FULL PLANNING CONSENT

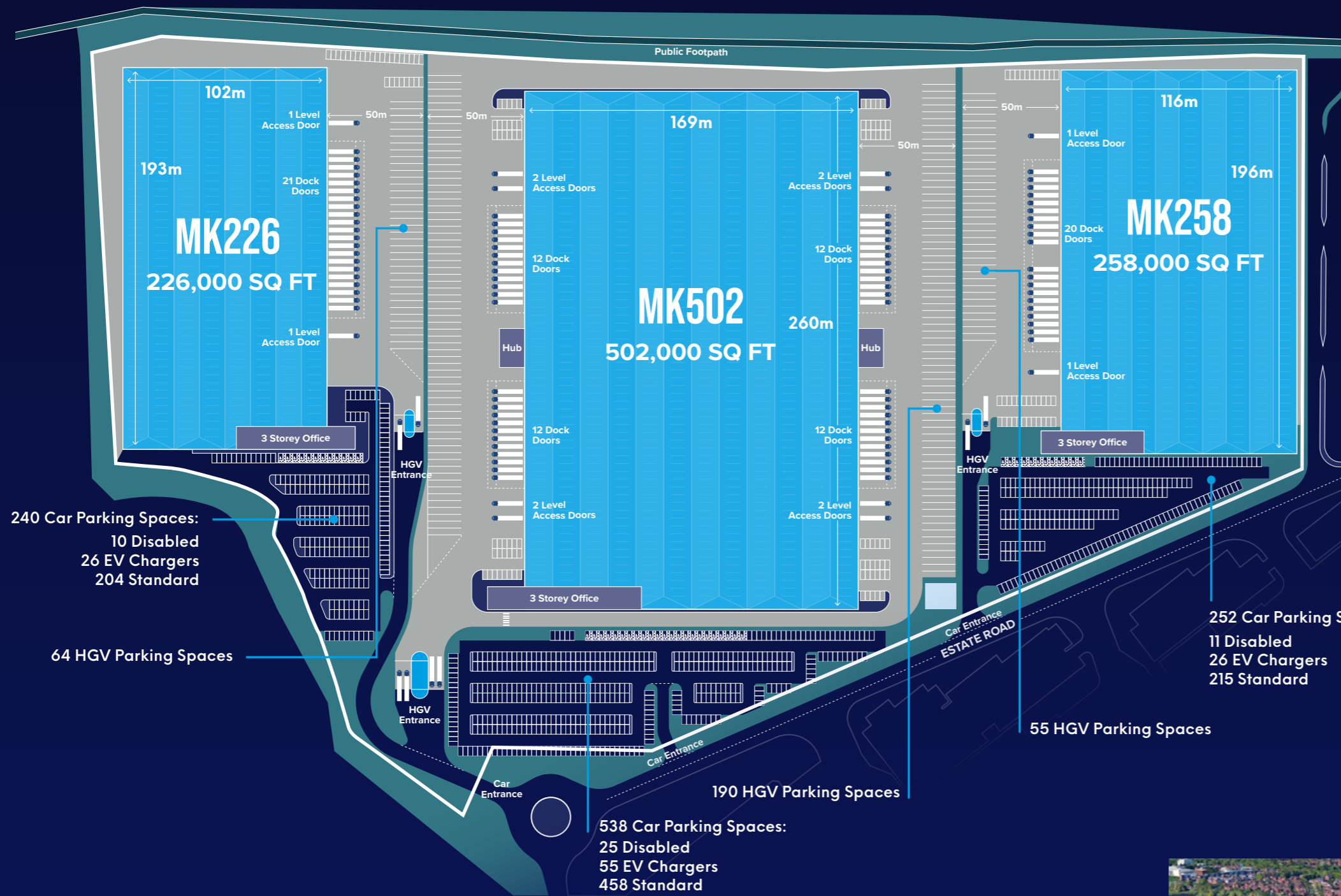
BUILDING DELIVERY
WITHIN 12 MONTHS

OPTION 3

FULLY CONSENTED MULTI-UNIT SCHEME IMMEDIATELY DELIVERABLE

MK 226 - 226,000 SQ FT
MK 258 - 258,000 SQ FT
MK 502 - 502,000 SQ FT

PHASE 1



MK502
MK258
MK226

**BUILDING DELIVERY
 WITHIN 12 MONTHS**

CONSENTED 3-UNIT LAYOUT

UNIT	RACK LEG LOADING	FLOOR LOADING	POWER SUPPLY	SECURE YARD	CLEAR HEIGHT	YARD DEPTH	DOCK DOORS	LEVEL ACCESS	EV CHARGING
MK 226	117kN	50kN/M ²	Up to 1.4MVA	Yes	18m	50m	21	2	Yes
MK 258	117kN	50kN/M ²	Up to 1.4MVA	Yes	18m	50m	20	2	Yes
MK 502	130kN	80kN/M ²	Up to 2.8MVA	Yes	21m	50m	48	8	Yes



THE DESTINATION OF CHOICE TO SERVICE THE SOUTH EAST AND THE MIDLANDS

- 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**
- **Strong labour pool**
- 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**
- **PLP Commitment to delivering carbon net zero developments**

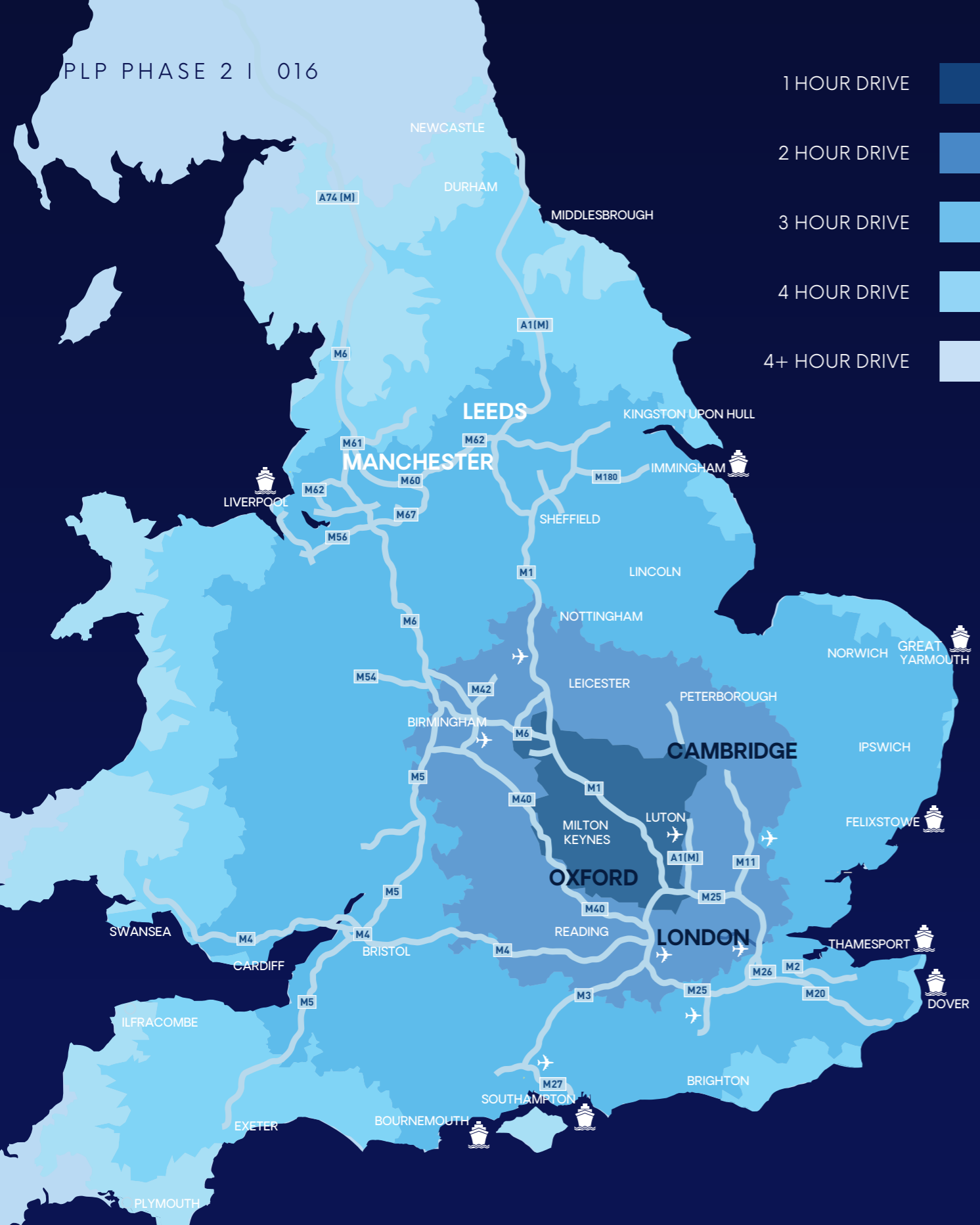


PLP MK
PHASE 2

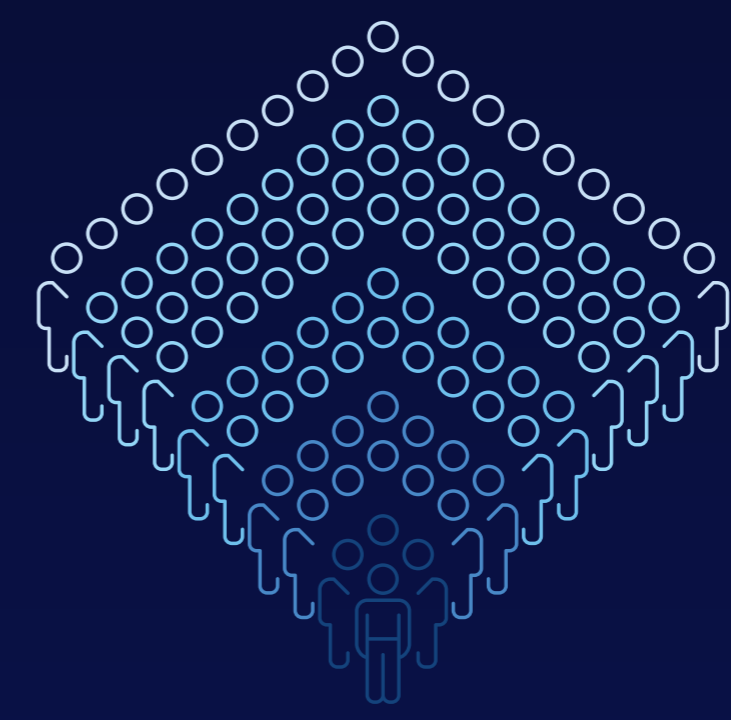
M1 MOTORWAY J14
10 minute drive time

M1 MOTORWAY J13
10 minute drive time

M1 MOTORWAY J11A
12 minute drive time



- 1 HOUR DRIVE
- 2 HOUR DRIVE
- 3 HOUR DRIVE
- 4 HOUR DRIVE
- 4+ HOUR DRIVE



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

SOURCE: CACI / GOOGLE MAPS

ROAD	MILES
M1 (J13)	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

NATIONAL CONNECTIVITY

IT ALL ADDS UP IN MILTON KEYNES...

POPULATION

WORKING AGE POPULATION

270,200 168,400

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 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

ENTERPRISES

14,000

Over 14,000 individual business enterprises

JOB SEEKERS

9,900

9,900 economically inactive and wanting employment

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

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:

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 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.



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.



FOR A GREENER FUTURE

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.



*Tenant upgrade



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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.