

FOR LEASE

AVAILABLE  
TO LET



PLP MK 147

MILTON KEYNES, MK17 9FE

147,015 SQ FT  
PRIME DISTRIBUTION WAREHOUSE

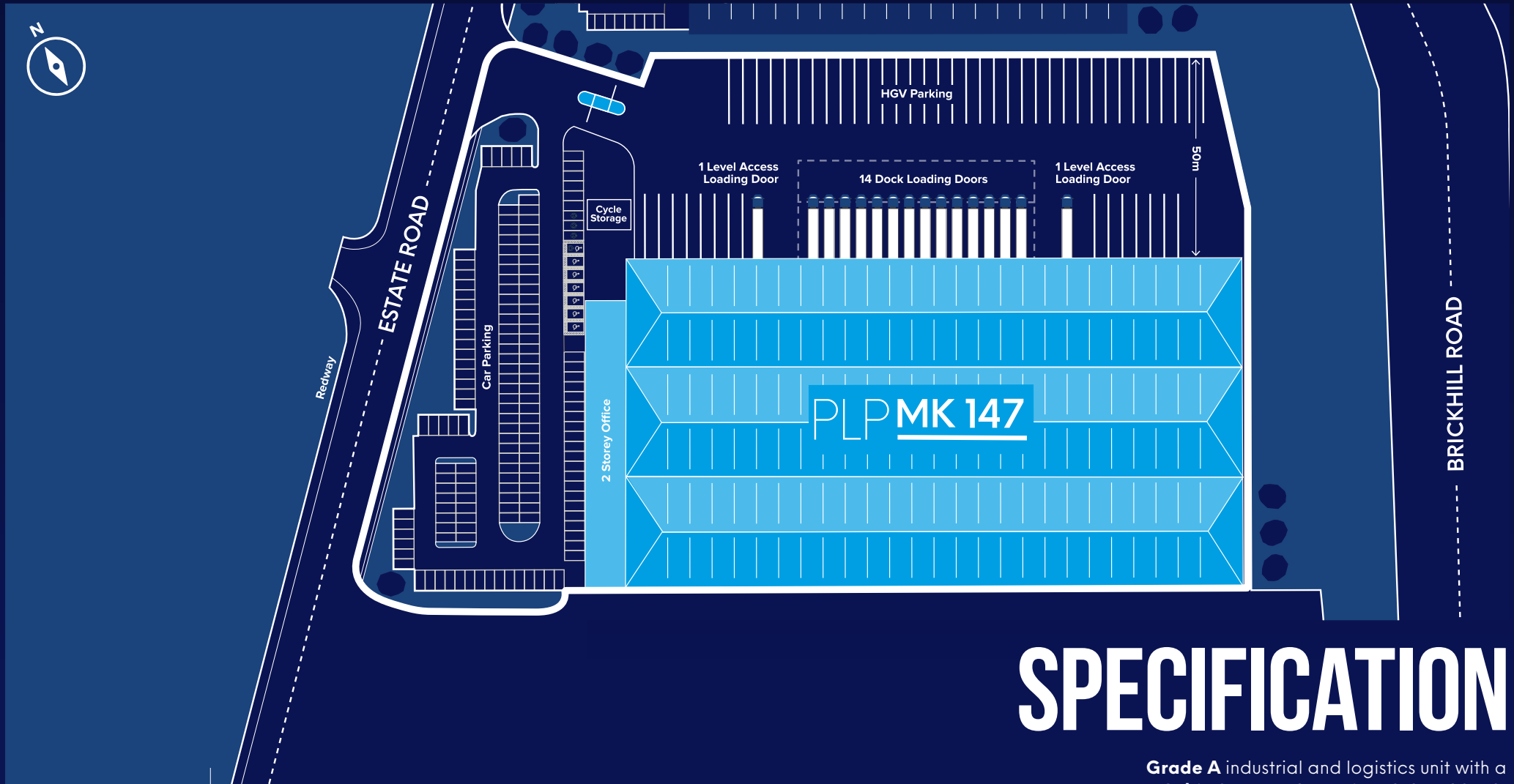


# PRIME LOGISTICS BUSINESS UNIT

- 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**
- **PLP Commitment to delivering carbon net zero developments**
- **Grade A unit GIA 147,015 sq ft** (13,658 sq m)
- **Uncompromised** unit specification
- **Clear height to haunch 15m**, cubic storage capacity **184,630 m3**
- **Yard depth 50m**



Indicative Image



# SPECIFICATION

Grade A industrial and logistics unit with a **Cubic Storage Capacity of 184,630 m3.**

CLEAR HEIGHT	YARD DEPTH	DOCK DOORS	LEVEL ACCESS	CAR PARKING	HGV PARKING	FLOOR LOADING	RACK LEG LOADING	SECURE YARD	POWER SUPPLY	EV CHARGING
15m	50m	14	2	159	47	50KN/M2	12Tn	Yes	Up to 850 kVA*	4**

	SQ M	SQ FT
Warehouse	12,308.6	132,489
Offices	1,255.2	13,511
Plant Deck	71.4	768
Gatehouse	23.0	248
<b>TOTAL GIA</b>	<b>13,658.2</b>	<b>147,015</b>

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







# FOR A GREENER FUTURE

PLP MK 146 is built to the PLP environmental standard, incorporating a range of eco-conscious features.



## 4 EV CHARGING POINTS

car park designed to accommodate full EV installation\*



## RAINWATER HARVESTING

high-level roof drainage system for rainwater recovery



## CARBON NET ZERO

according to the UK Green Building Council (UKGBC) Framework



## TIMBER FROM

FSC 100% sustainable sources



## FULLY METERED

for energy and utility consumption



## AT LEAST DOUBLE

the requirement of solar PV panels



## 10% ROOF LIGHTS

coverage to reduce artificial lighting usage



## EPC 'A'

rating



## CYCLE STORAGE

and shower facilities



## BUS STOP

On-site



## LED MOTION

sensor office lighting



## 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

\*Tenant upgrade

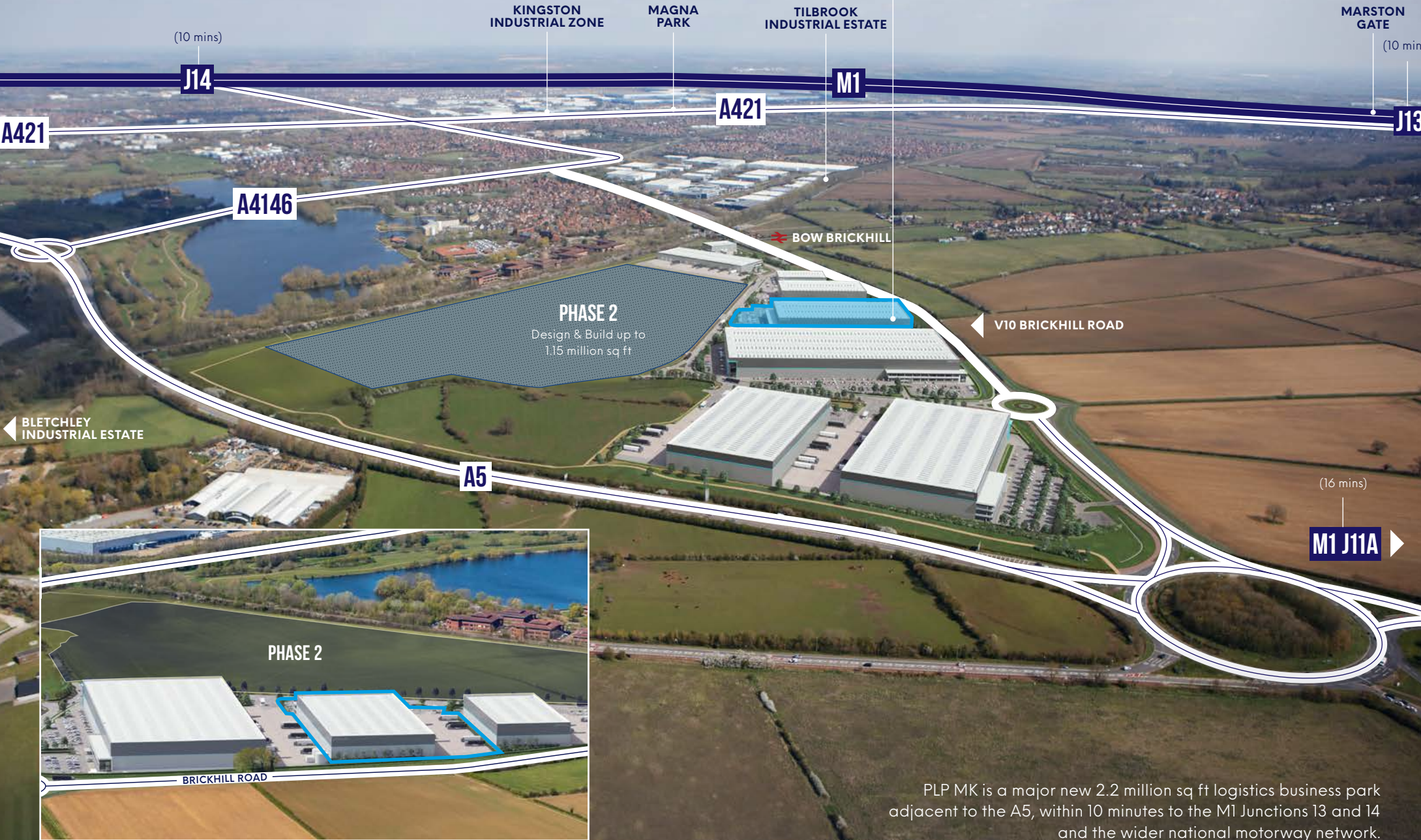


# PLP MK 147

PLP MK 147 | 06

CENTRAL LONDON  
48 MILES

BIRMINGHAM  
75 MILES



(10 mins)

J14

A421

A4146

KINGSTON INDUSTRIAL ZONE

MAGNA PARK

TILBROOK INDUSTRIAL ESTATE

A421

M1

MARSTON GATE

(10 mins)

J13

PHASE 2  
Design & Build up to  
1.15 million sq ft

BOW BRICKHILL

V10 BRICKHILL ROAD

BLETCHLEY INDUSTRIAL ESTATE

A5

(16 mins)

M1 J11A



BRICKHILL ROAD

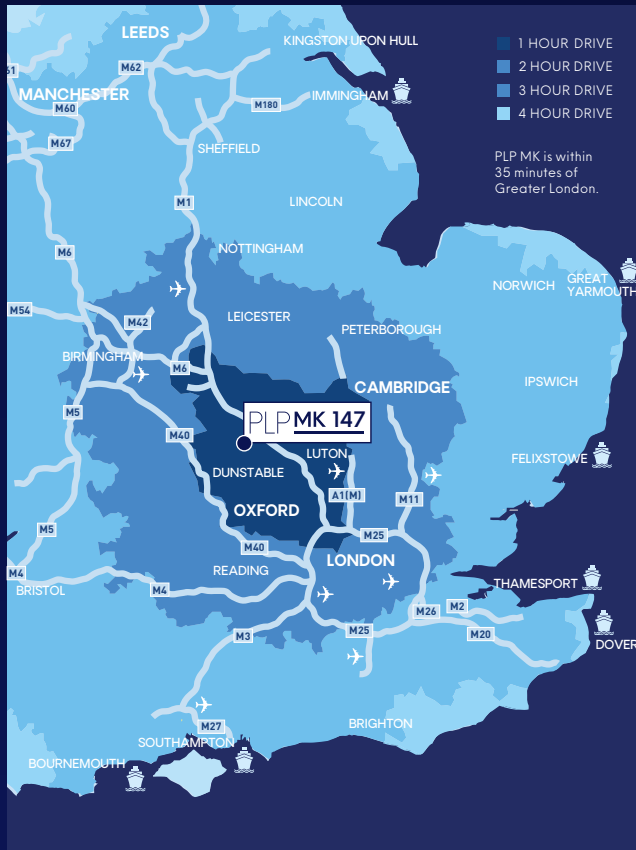
PLP MK is a major new 2.2 million sq ft logistics business park adjacent to the A5, within 10 minutes to the M1 Junctions 13 and 14 and the wider national motorway network.

# 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



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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



[www.plproperty.com](http://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.