



core

MILTON
KEYNES

COREMILTONKEYNES.COM

Next Generation

Logistics / Industrial Development

Available for Occupation
To Let / May Sell

Unit 2 71,737 Sq Ft

A prime logistics / industrial
development with immediate
access to the A5

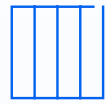




Unit two



0.6MVA power
(expandable)



55m
yard depth



50kN/m2
floor loading



15m clear
internal height



5 dock level doors
& 3 level access doors



Grade A
offices



72 car
parking spaces



12 HGV
spaces



23 sheltered cycle
parking



Addition of air
source heat pumps



BREEAM Excellent
& EPC A



100% PV ready roof
structure 10% installed



15% rooflights and
facade windows



Onsite EV
charging points



Onsite biodiversity &
ecology improvements



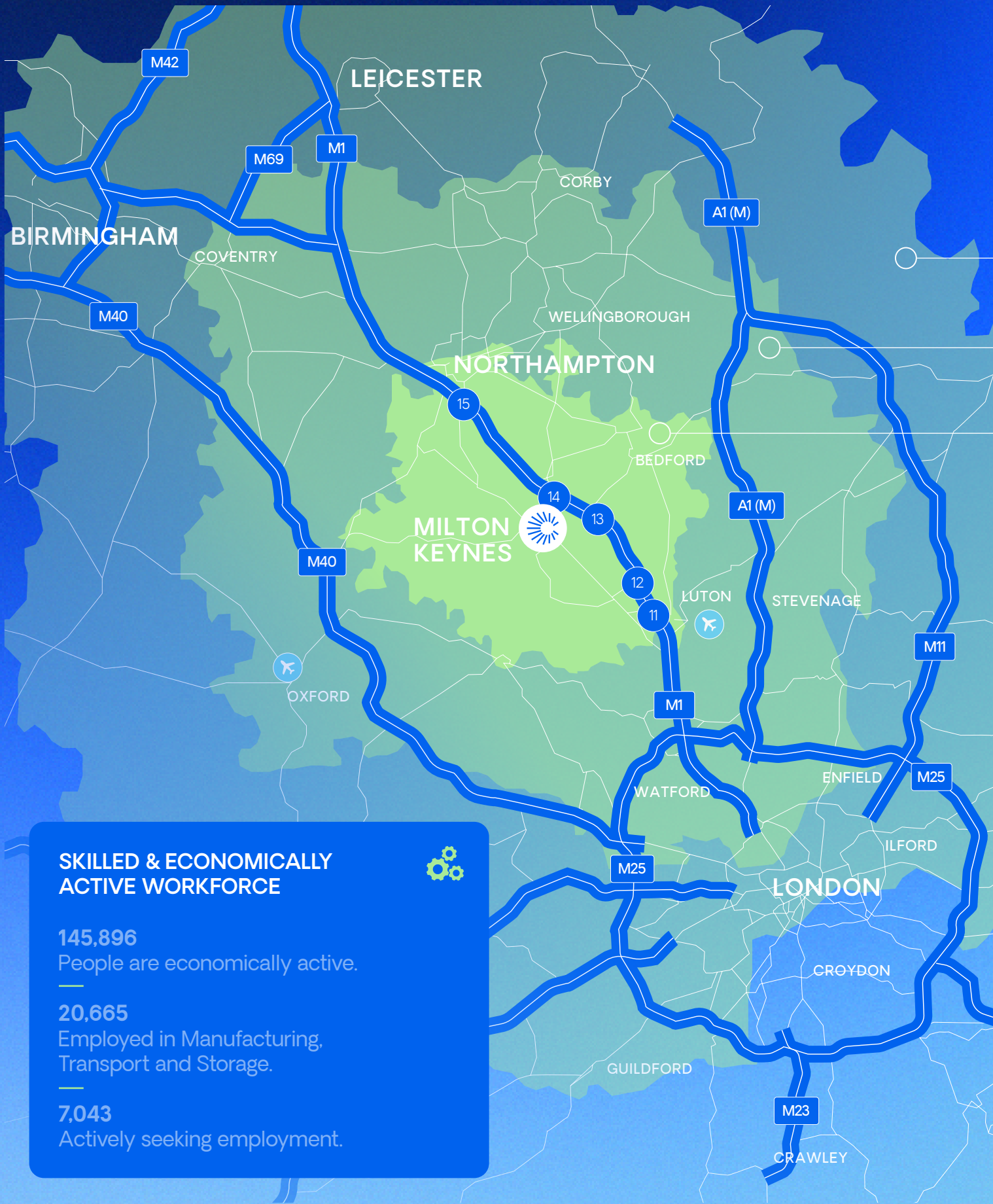
UNIT 2

	SQ FT	SQ M
Warehouse	63,854	5,932
Ground Floor Office	7,883	732
TOTAL	71,737	6,664

THE ABILITY TO
COMBINE UNITS



Exceptional connectivity, 5 miles to J14 M1



SKILLED & ECONOMICALLY ACTIVE WORKFORCE

- 145,896
People are economically active.
- 20,665
Employed in Manufacturing,
Transport and Storage.
- 7,043
Actively seeking employment.

Core Milton Keynes occupies a highly strategic position on Merton Drive, immediately adjacent to the A5 and A421 Standing Way, providing direct access to Milton Keynes' principal road network and the wider South East.

The scheme benefits from excellent connectivity, with the M1 Junction 14 approximately 5 miles away, linking directly to major logistics corridors and key markets including London, Birmingham, Northampton and Luton.

POPULATION DRIVE TIME

18,687,151
Within 90 minute drive

5,368,284
Within 60 minute drive

1,137,560
Within 30 minute drive

SAT NAV: MK6 4AG
W3W PULLED.TREND.ANYWAY

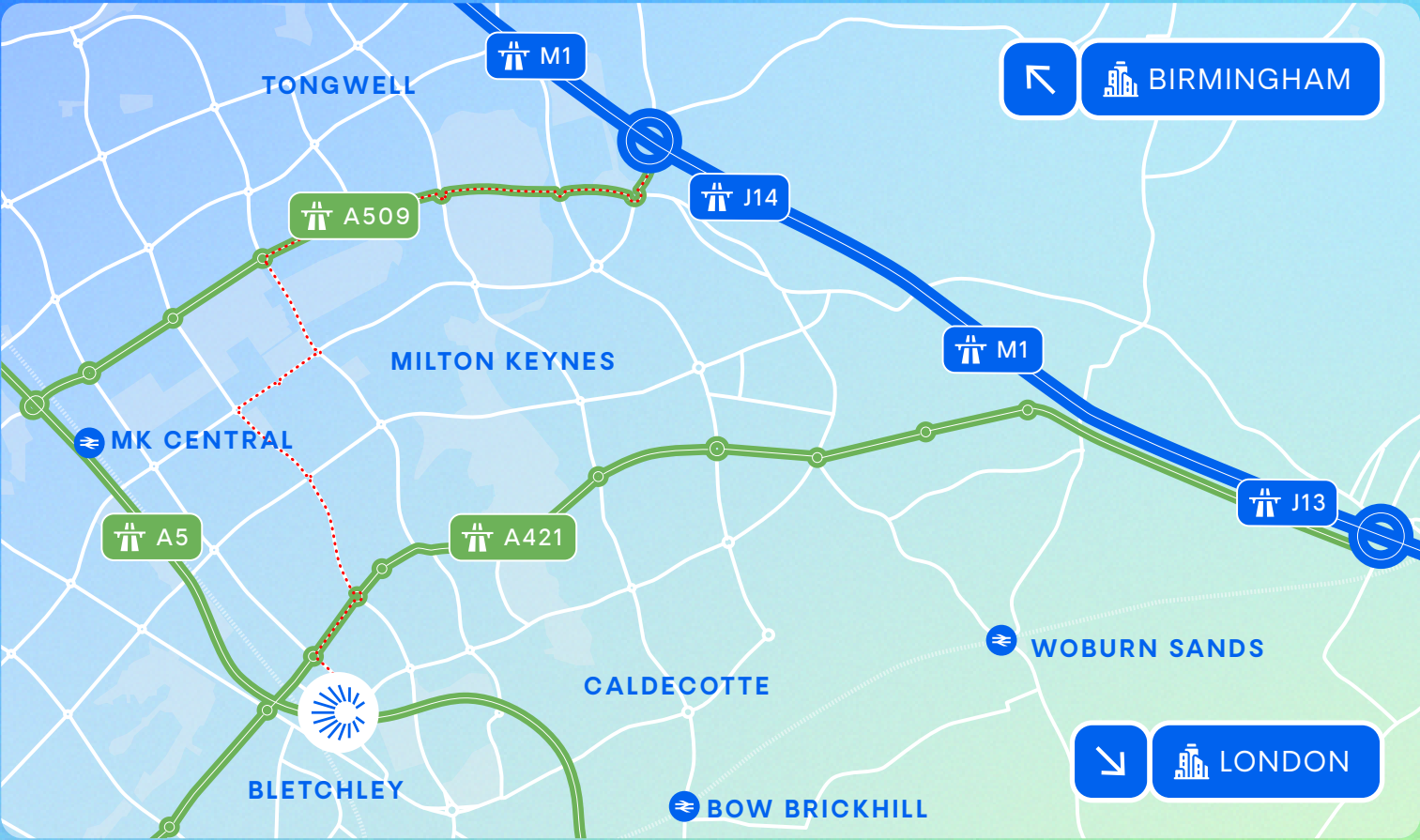
MOTORWAYS	TIME	MILES
M1 J14	10 mins	5
M1 J13	13 mins	7
M40 J10	35 mins	23

FREIGHT TERMINAL	TIME	MILES
DIRFT	40 mins	35

PORTS	TIME	MILES
Tilbury	90 mins	77
London Gateway	100 mins	81

AIRPORTS	TIME	MILES
Luton	33 mins	23
London Oxford Airport	60 mins	34

CITIES	TIME	MILES
Northampton	32 mins	22
Luton	35 mins	20
Oxford	66 mins	41
Cambridge	70 mins	48
Birmingham	80 mins	72
London	100 mins	52





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