

UNIT 3
NOW LET
T E S L F

Grade A speculative logistics development

Unit 1: 221,775 SQ FT

Unit 2: 71,737 SQ FT

Combined: 293,512 SQ FT

AVAILABLE NOW



CORE

MILTON KEYNES

Trammell Crow Company

Sat Nav: MK6 4AG

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COREMiltonKeynes.com

Introducing CORE Milton Keynes, a new Grade A speculative logistics development. Units 1 & 2 are available for immediate occupation; Unit 1: 221,775 sq ft; Unit 2: 71,737 sq ft; or combined to create a single building of 293,512 sq ft.

Located on Merton Drive and adjacent to the A5, the development is just 5 miles from the M1 J14. Brought to you by Trammell Crow Company, this unrivalled opportunity embodies the very best in class when it comes to sustainability, innovation and specification.

EXCELLENCE

by Design





➡ Milton Keynes Central Station Milton Keynes Town Centre

A421 Standing Way

UNIT 3

A blue square icon with a white stylized 'V' or 'T' shape inside.

UNIT 2
71,737 SQ FT
(6,664 SQ M)

UNIT 1
221,775 SQ FT
(20,603 SQ M)

Merton Drive

V6 Grafton Street

A5

Within 5 minute drive to:
MK1 Shopping Park, Odeon Milton
Keynes, McDonalds, KFC, TGI Fridays,
ASDA, IKEA and Tesco Extra



This is logistics at its most logical

FLEXIBLE

by Design

UNIT 1

15m
Clear internal height

50kN/m²
Floor loading

24
Dock levellers

2
Level access doors

55m
Yard depth

Grade A
Offices

219
Car parking spaces

23
HGV spaces

57
Sheltered cycle spaces

1.5MVA
Power (expandable)

UNIT 2

15m
Clear internal height

50kN/m²
Floor loading

5
Dock levellers

3
Level access doors

55m
Yard depth

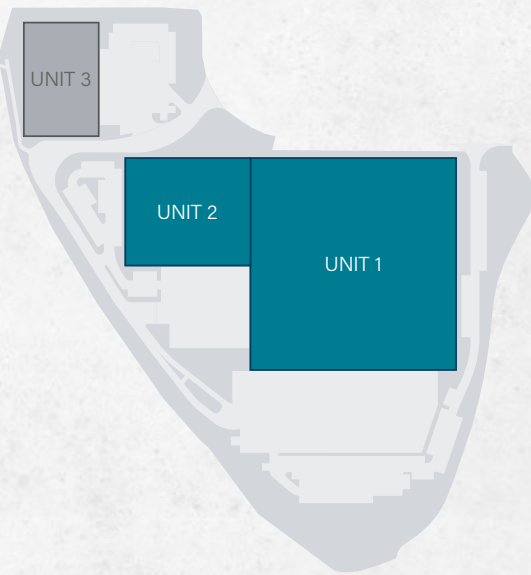
Grade A
Offices

72
Car parking spaces

12
HGV spaces

23
Cycle spaces

0.6MVA
Power (expandable)



Accommodation:

UNIT 1	sq m	sq ft
Warehouse	19,506	209,962
Offices (FF & SF)	1,097	11,813
Total	20,603	221,775

UNIT 2	sq m	sq ft
Warehouse	5,932	63,854
Offices (FF)	732	7,883
Total	6,664	71,737

COMBINED	27,267	293,512
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SUSTAINABLE

by Design

CORE Parks are designed to minimise the impact on the environment and contribute to building sustainable communities in locations we invest.

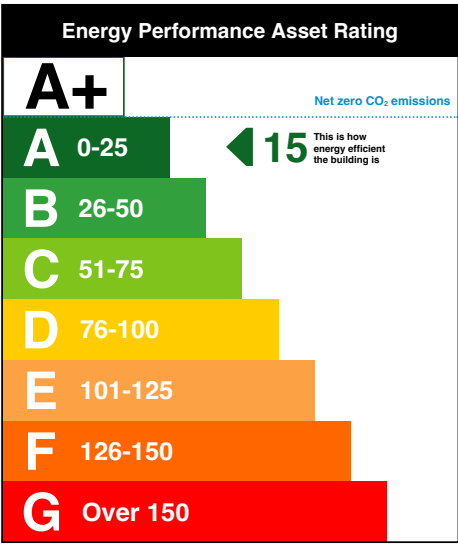
CORE Milton Keynes Sustainability and Wellness features



Net Zero Carbon development

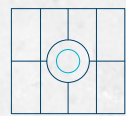


BREEAM 'Excellent'
Shell and Core accreditation
and EPC 'A' ratings

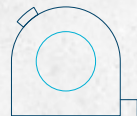


Our strategic partnership with Altus Power will enable clean electrification as a ready-to-go solution for customers at CORE Milton Keynes.

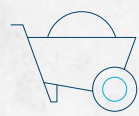
Additional PV installation, through our funding partner, can provide up to **2MWp** of renewable energy to **offset operational carbon** at reduced cost to standard network supplies.



100% PV ready roof structure; 10% base-load PV installed



Material selection and constructions underpinned by Carbon Footprint analysis



95% re-use or recycling of site-won materials



15% rooflights and facade windows to warehouse loading areas



Fully controlled, ultra-efficient LED lighting internally and externally



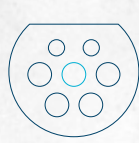
Waste segregation and recycling facilities



Sustainable storage and discharging of rainwater. Water conservation appliances



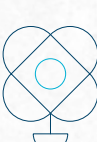
Cycle, scooter, motorbike shelters and shower/ changing facilities



Multi-modal EV charging (cars, HGVs, cycles, scooters and motorbikes)



Energy and fuel monitoring and management systems



Onsite and offsite biodiversity and ecology enhancements



Landscaped amenity and wellbeing areas



Enhanced building envelope thermal performance



Direct access to immediately adjacent Milton Keynes Redway for cycling, running, walking or wheeling



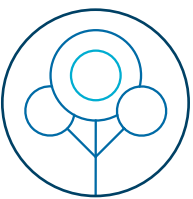
Net Zero Carbon Construction

CORE Milton Keynes has been delivered as a net zero carbon development in accordance with the latest UK Green Building Council Net Zero Buildings Framework and 2023 Offsetting Guidance certified by PlanetMark.

A Whole Life Carbon assessment has been undertaken to reduce embodied carbon within our construction. The remaining carbon has been offset using Gold Standard & American Carbon Registry schemes located in our areas of operation in Europe and the United States that both remove carbon dioxide from the atmosphere and avoid increases in global carbon emissions.



12 UN Sustainable Development Goals achieved:



Additionally,
52,266 trees
planted through Eden Reforestation.

Carbon Summary

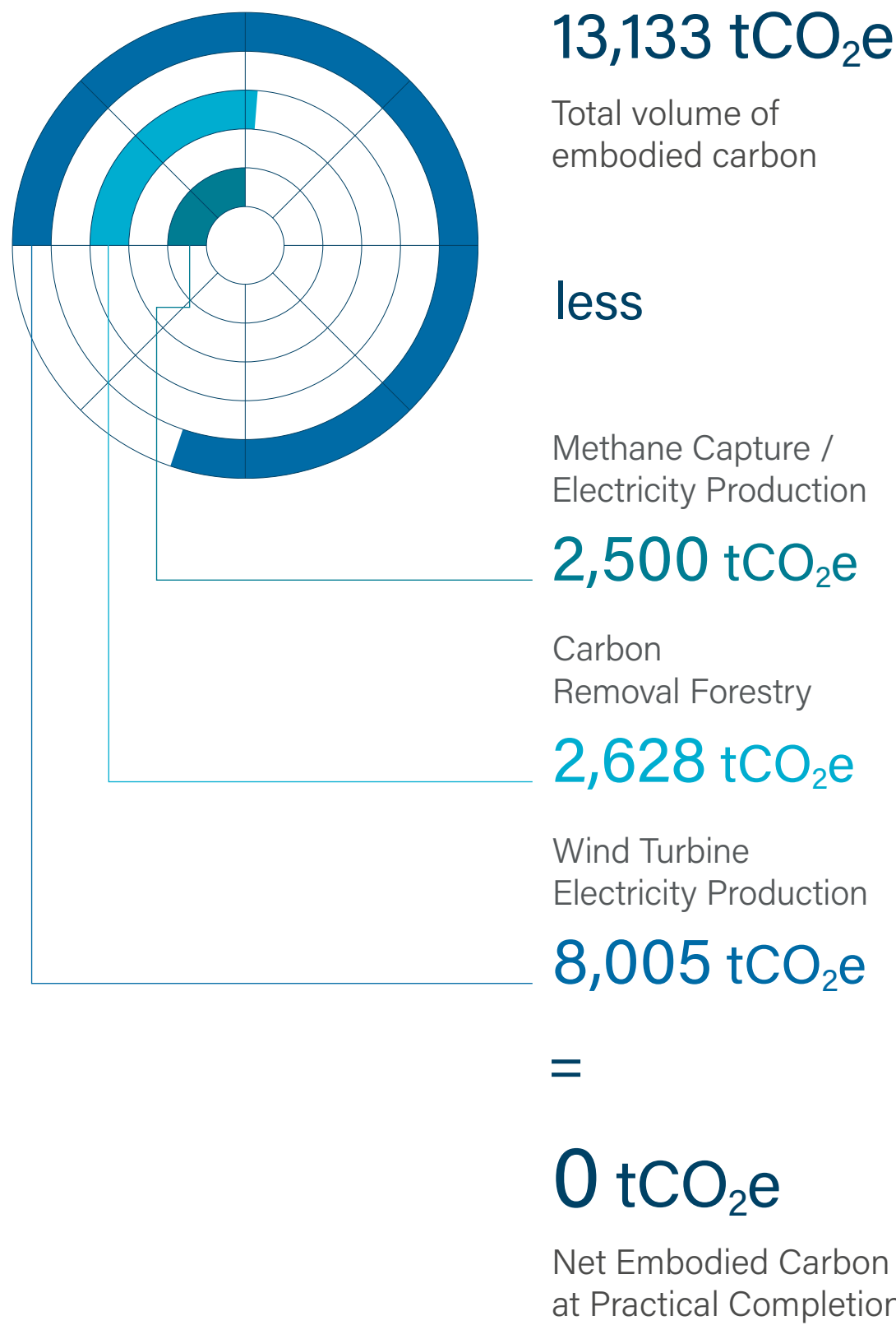
13,133 tCO₂e (399 kgCO₂e/m²)

Total volume of embodied carbon cradle to practical completion at CORE Milton Keynes verified by PlanetMark.

1,950 tCO₂e reductions

Volume of carbon reduced through material selection, re-use and recycling during construction.

Carbon Calculator





STRATEGIC

by Design

CORE Milton Keynes is strategically located just 5 miles from the M1 J14, providing fast access to the national motorway network including Northampton to the north, Luton to the south and the ports of Felixstowe and Tilbury.



Drive times (by car)

Milton Keynes Town Centre	2 miles	5 mins
M1 Jct 14	5 miles	10 mins
M1 Jct 13	7 miles	12 mins
M1 Jct 6a / M25 Jct 21	30 miles	35 mins
London	51 miles	1 hr 10 mins
Birmingham	71 miles	1 hr 20 mins
Manchester	154 miles	2 hrs 50 mins

Source: Google Maps

Train times (from Milton Keynes Central)

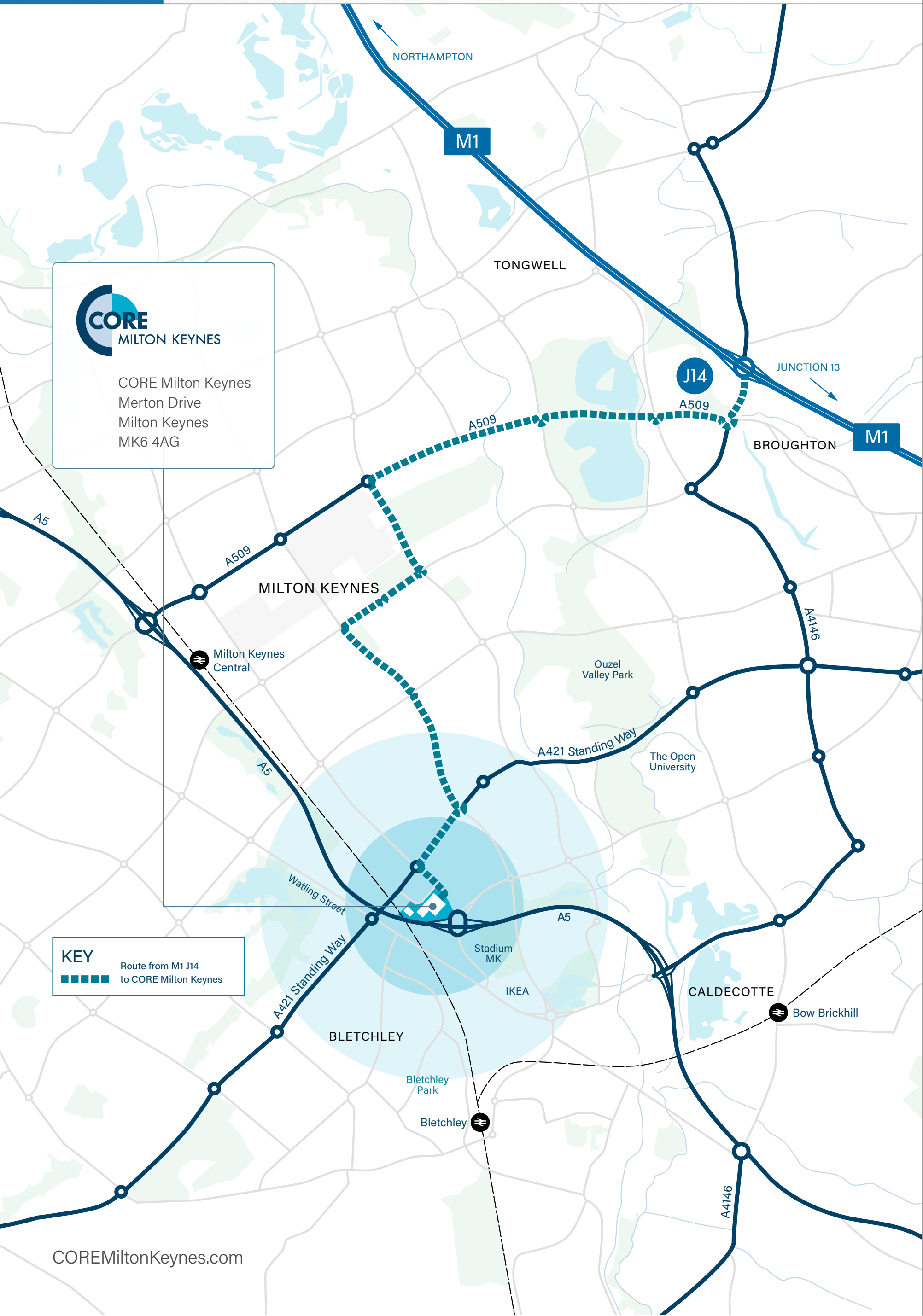
London Euston	34 mins
Birmingham	54 mins
Manchester	1 hr 37 mins

Source: National Rail

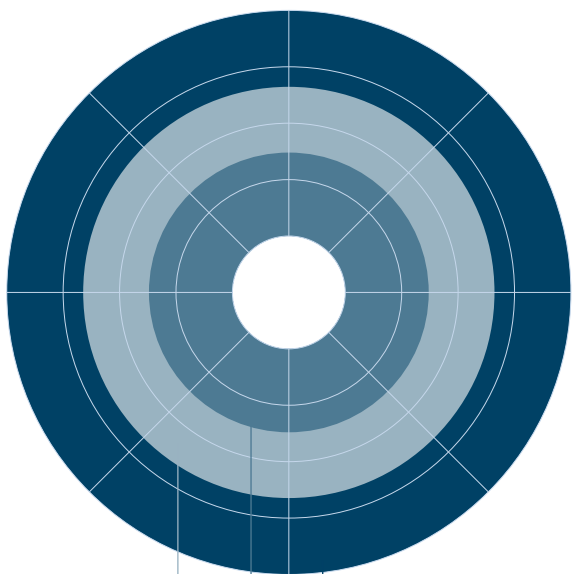
Ports (by HGV)

Tilbury	76 miles	1 hr 26 mins
Southampton	106 miles	2 hrs 7 mins
Felixstowe	115 miles	2 hrs 15 mins
Liverpool	168 miles	3 hrs 5 mins

Source: Google Maps



Local Population



Cost Effective Labour



The workforce of Milton Keynes is well-suited to a distribution environment with 25% of that working in retail and distribution. Milton Keynes has seen a population increase of 2,717 in one year, a growth of 1.04% compared with a growth rate of 0.83% across England as a whole.

Sources: nomisweb.co.uk, ons.gov.uk, Milton Keynes Council: population-statistics

Local Occupiers



Trammell Crow Company

The #1 developer in the USA
has landed in Europe.



Trammell Crow Company is the largest commercial real estate developer in the United States. The company has developed or acquired 2,900 buildings valued at nearly \$75 billion and over 625 million square feet. As of June 30, 2023, TCC had \$17.1 billion of projects in process and \$13.4 billion in its pipeline. It employs 650 professionals throughout the United States and Europe.

TCC is a wholly-owned but independently operated subsidiary of CBRE Group, Inc. (NYSE: CBG), a publicly traded Fortune 500 and S&P 500 company.

TCC European Logistics

Fully funded and backed by Trammell Crow Company US, the European Logistics team was established in 2021. The company now operates in nine European countries including the UK. Each Country Head has more than 20 years logistics experience in their respective country. Within the last 30 years, the team has developed over 80m square feet of industrial and logistics space across 12 European countries.

For more information please visit trammellcrow.com



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