



Grade A speculative logistics development

UNIT 1

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

AVAILABLE NOW



Trammell Crow Company

Sat Nav: MK6 4AG

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COREMiltonKeynes.com



➡ Milton Keynes Central Station Milton Keynes Town Centre

A421 Standing Way

UNIT 3

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

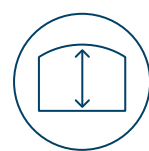
Within 5 minute drive to:
MK1 Shopping Park, Odeon Milton
Keynes, McDonalds, KFC, TGI Fridays,
ASDA, IKEA and Tesco Extra



This is logistics at its most logical

EXCELLENCE

by Design

-  **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)



Accommodation:

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

SUSTAINABLE

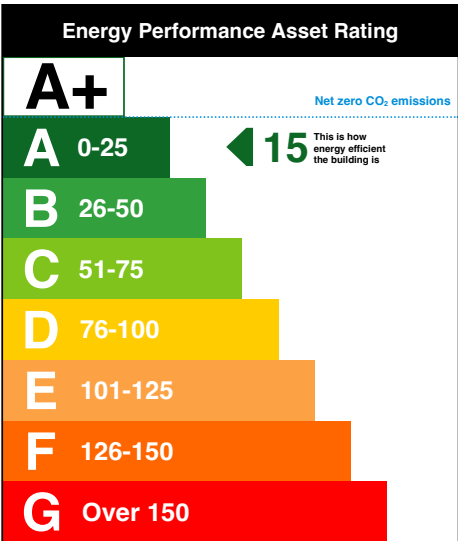
by Design



Net Zero Carbon development

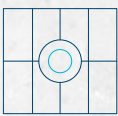


BREEAM 'Excellent'
Shell and Core accreditation
and EPC 'A' ratings

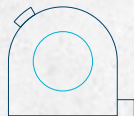


Our strategic partnership with Altus Power will enable clean electrification as a ready-to-go solution for customers at CORE Milton Keynes.

Additional PV installation, through our funding partner, can provide 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



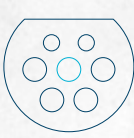
Waste segregation and recycling facilities



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

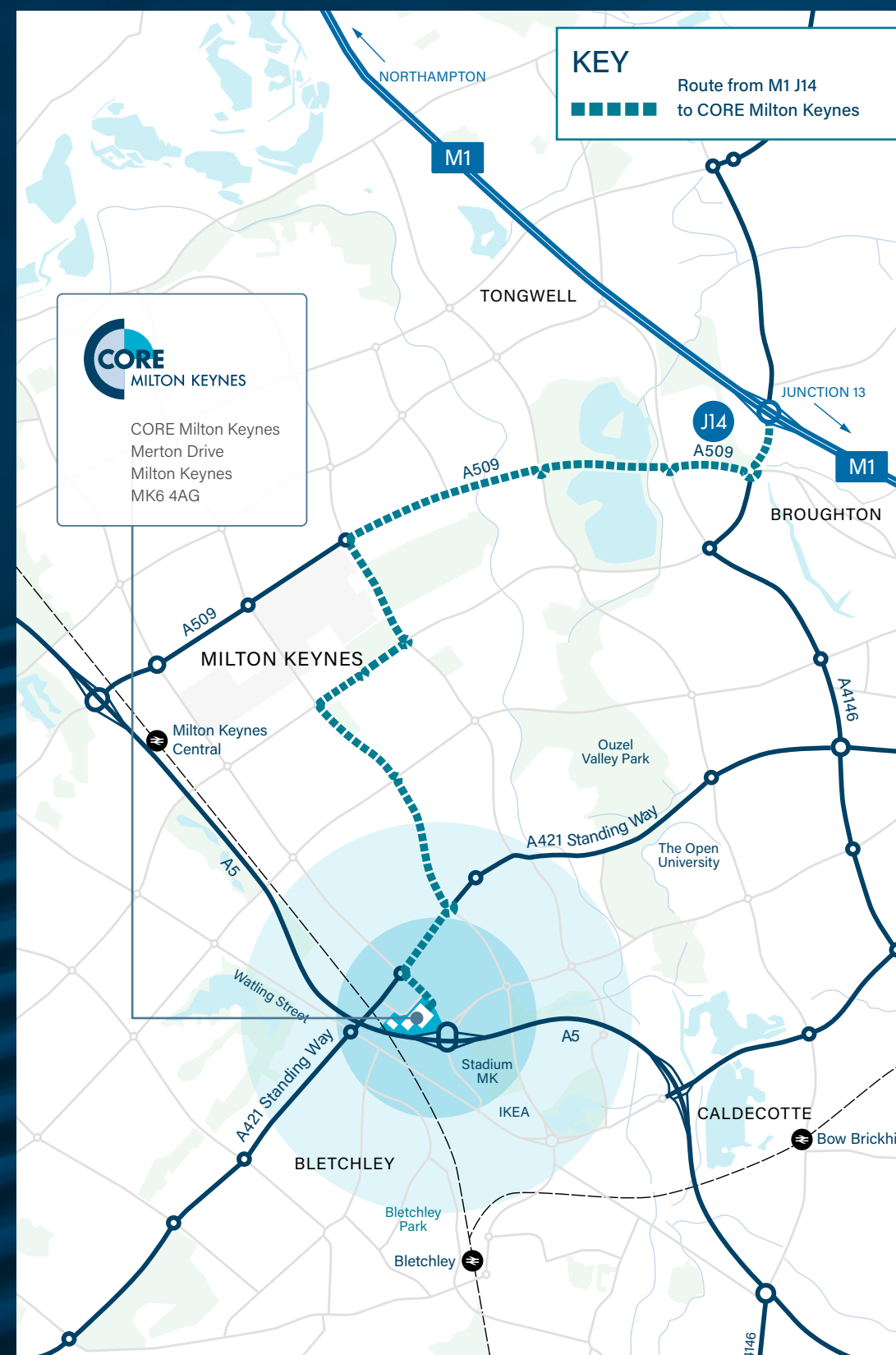


Direct access to immediately adjacent Milton Keynes Redway for cycling, running, walking or wheeling



STRATEGIC

by Design



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