



Grade A speculative logistics development

**UNIT 2**

**71,737 SQ FT**  
(6,664 SQ M)

AVAILABLE NOW



Trammell Crow Company

Sat Nav: MK6 4AG

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[COREMiltonKeynes.com](http://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



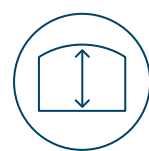
A wide-angle photograph of a large, modern industrial warehouse. The interior features a high ceiling with a complex steel truss system and translucent skylight panels. The floor is a smooth, light-colored concrete. On the left, there are several large, white roll-up doors. In the background, a two-story mezzanine structure with a white facade and metal railings is visible. The overall atmosphere is clean, bright, and spacious.

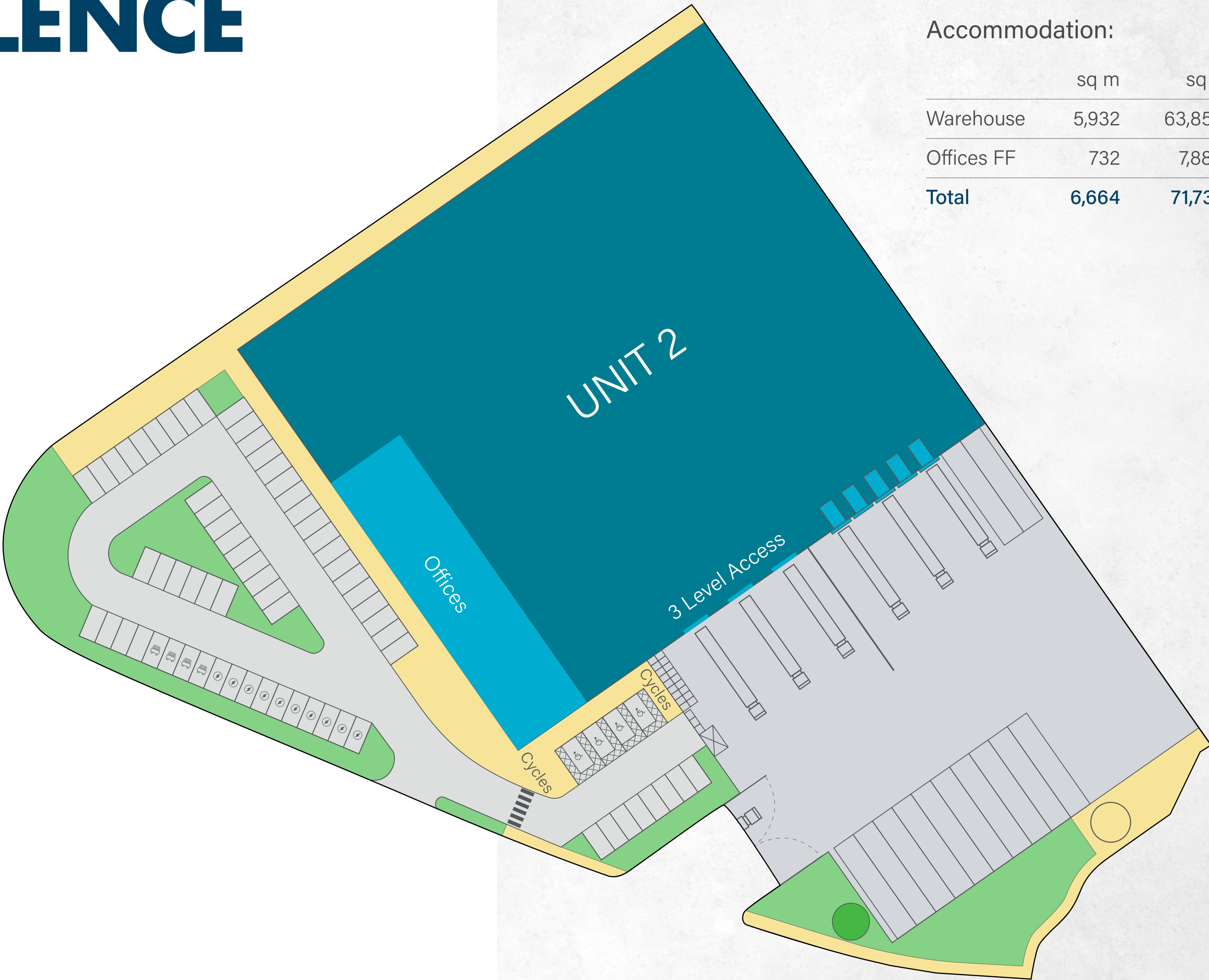
# **This is logistics at its most logical**



# EXCELLENCE

by Design

-  **15m**  
Clear internal height
-  **50kN/m<sup>2</sup>**  
Floor loading
-  **5**  
Dock levellers
-  **3**  
Level access doors
-  **55m**  
Yard depth
-  **Grade A**  
Offices
-  **72**  
Car parking spaces
-  **12**  
HGV spaces
-  **23**  
Cycle parking spaces
-  **0.6MVA**  
Power (expandable)



Accommodation:

|            | sq m  | sq ft  |
|------------|-------|--------|
| Warehouse  | 5,932 | 63,854 |
| Offices FF | 732   | 7,883  |
| Total      | 6,664 | 71,737 |



# SUSTAINABLE

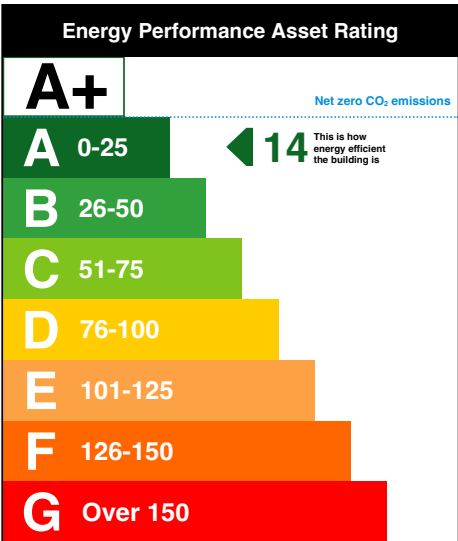
by Design



Net Zero Carbon development

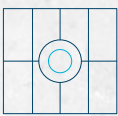


BREEAM 'Excellent'  
Shell and Core accreditation  
and EPC 'A' ratings

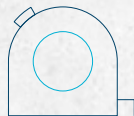


Our strategic partnership with Altus Power will enable clean electrification as a ready-to-go solution for customers at CORE Milton Keynes.

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



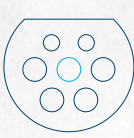
Waste segregation and recycling facilities



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



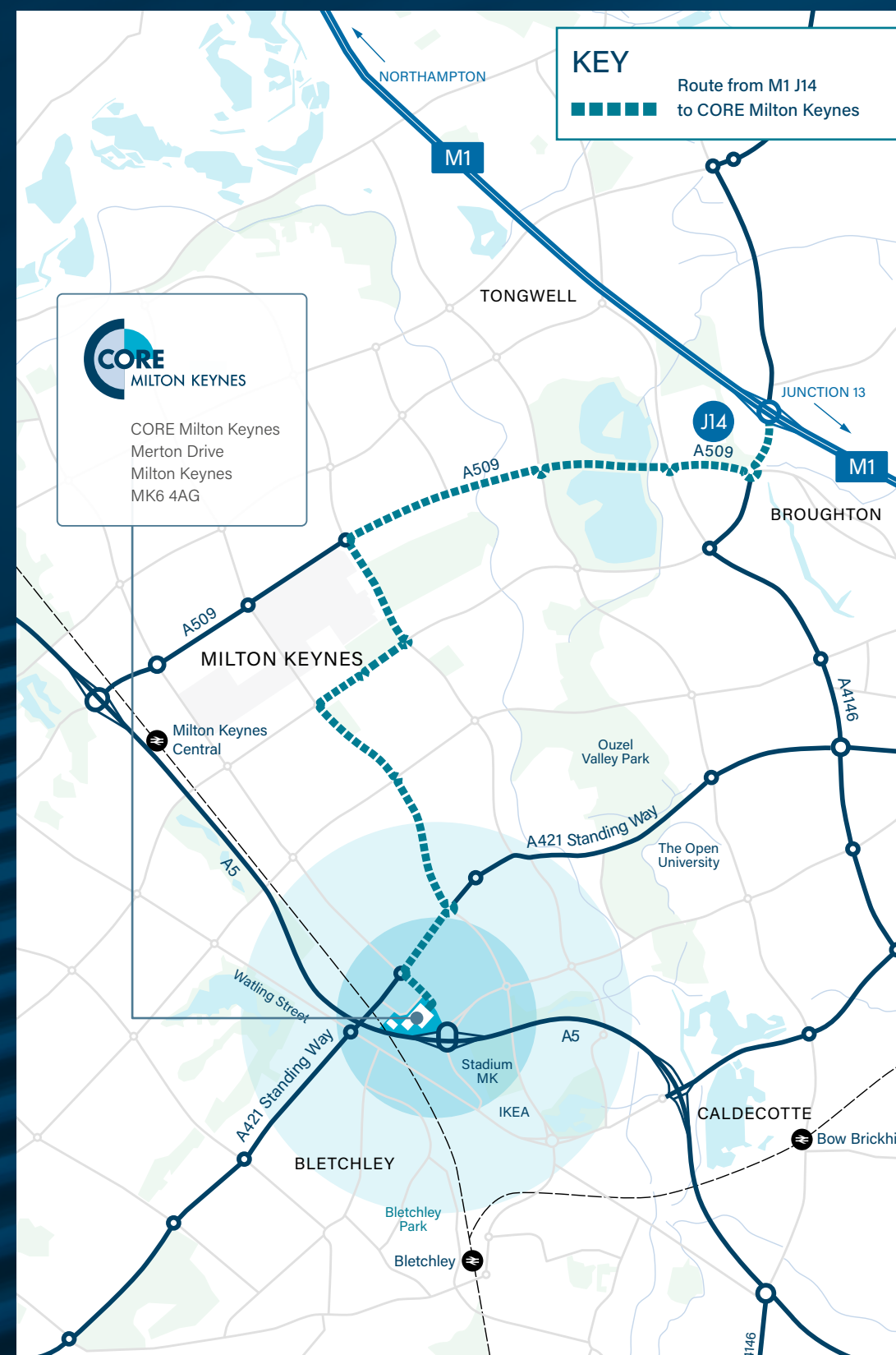
Direct access to immediately adjacent Milton Keynes Redway for cycling, running, walking or wheeling





# STRATEGIC

by Design



For more information please contact the joint agents:

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