

A development by

EQUATION
PROPERTIES

BentallGreenOak 



CODE

MILTON KEYNES MK1 1DR

To Let - Two high quality industrial/distribution
warehouses 140,566 and 20,914 SQ FT

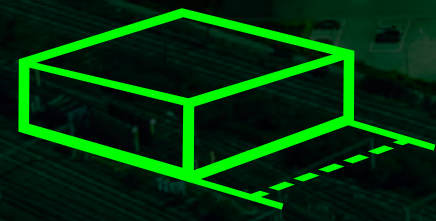
Available from Q1 2023

Third Avenue, Bletchley,
Milton Keynes, MK1 1DR



CODE IS A NEW INDUSTRIAL/DISTRIBUTION DEVELOPMENT LOCATED IN MILTON KEYNES, STRATEGICALLY SITUATED IN THE CENTRE OF THE ESTABLISHED MILTON KEYNES TOWN INDUSTRIAL AREA.

The site spans 7 acres and will consist of two high quality warehouses of 140,566 and 20,914 sq ft, available from Q1 2023. Code is an exemplary development for a broad range of occupiers seeking to optimise their business activities in the Midlands and the rest of the UK.



New industrial/distribution units up to 140,566 SQ FT. Available from Q1 2023.



BREEAM 'Excellent' EPC A rating.



Prominent location 1 mile from the A5, with direct access to the M1.



Excellent local labour pool of 145,600 economically active population with a 30 minute drive. (Source: Nomis)



Enhanced quality private estate with landscaped environment.



EV charging points provided with provision to future-proof occupier fleet requirements.



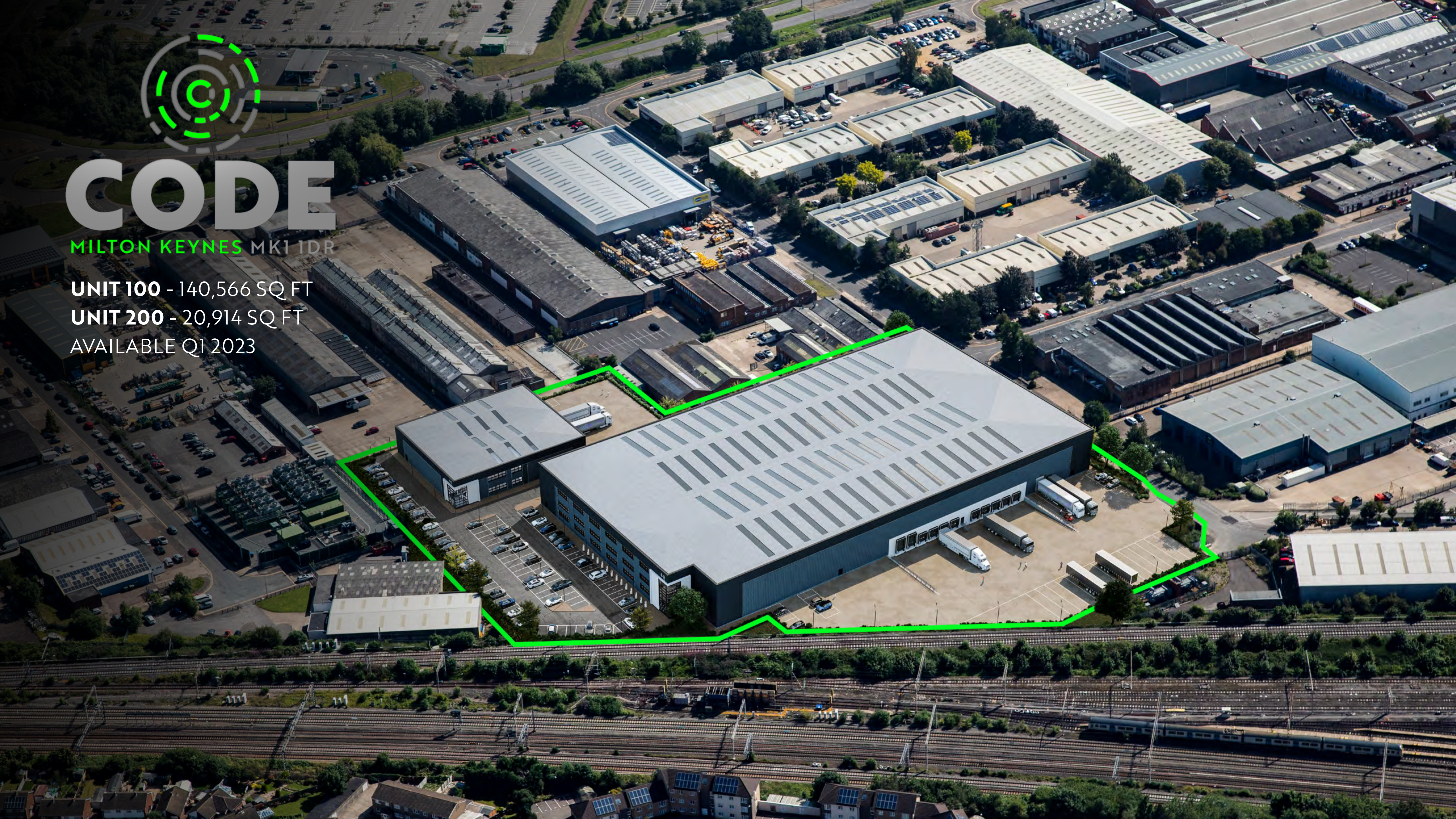
CODE

MILTON KEYNES MK1 1DR

UNIT 100 - 140,566 SQ FT

UNIT 200 - 20,914 SQ FT

AVAILABLE Q1 2023





BLUEPRINTS

UNIT 1

	SQ FT
WAREHOUSE AREA	125,324
OFFICE (INCL. GF CORE)	15,242
TOTAL AREA (GEA)	140,566

SUBJECT TO FINAL MEASUREMENT

HAUNCH HEIGHT	12.5M
LEVEL ACCESS LOADING DOORS	1
DOCK LOADING DOCKS	11
CAR PARKING SPACES	143
HGV PARKING SPACES	13
CYCLE PARKING SPACES	20
MOTORCYCLE PARKING SPACES	3
ELECTRIC CAR CHARGING POINTS	14
YARD DEPTH	50M
POWER SUPPLY	1180 kVa

UNIT 2

	SQ FT
WAREHOUSE AREA	18,147
OFFICE (INCL. GF CORE)	2,767
TOTAL AREA (GEA)	20,914

SUBJECT TO FINAL MEASUREMENT

HAUNCH HEIGHT	8M
LEVEL ACCESS LOADING DOORS	2
CAR PARKING SPACES	24
CYCLE PARKING SPACES	20
MOTORCYCLE PARKING SPACES	2
ELECTRIC CAR CHARGING POINTS	2
YARD DEPTH	32M
POWER SUPPLY	300 kVa

TOTAL AREA (GEA)	161,480
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WAREHOUSE

 50 kN/m2 Floor Loading	 EPC A Rating
 BREEAM 'Excellent' Rating	 15% Roof Lights to Warehouse

EXTERNAL

 50M Yard Depth	 Secured Entrances Independent Gates
 EV Parking Bays	 Perimeter Paladin Estate Fencing

OFFICES

 LED Lighting with Smart Control	 Grade A Open Plan Office
 VRF Heating and Comfort Cooling	 Double Height Glazed HQ Reception



SQ FT
161,480

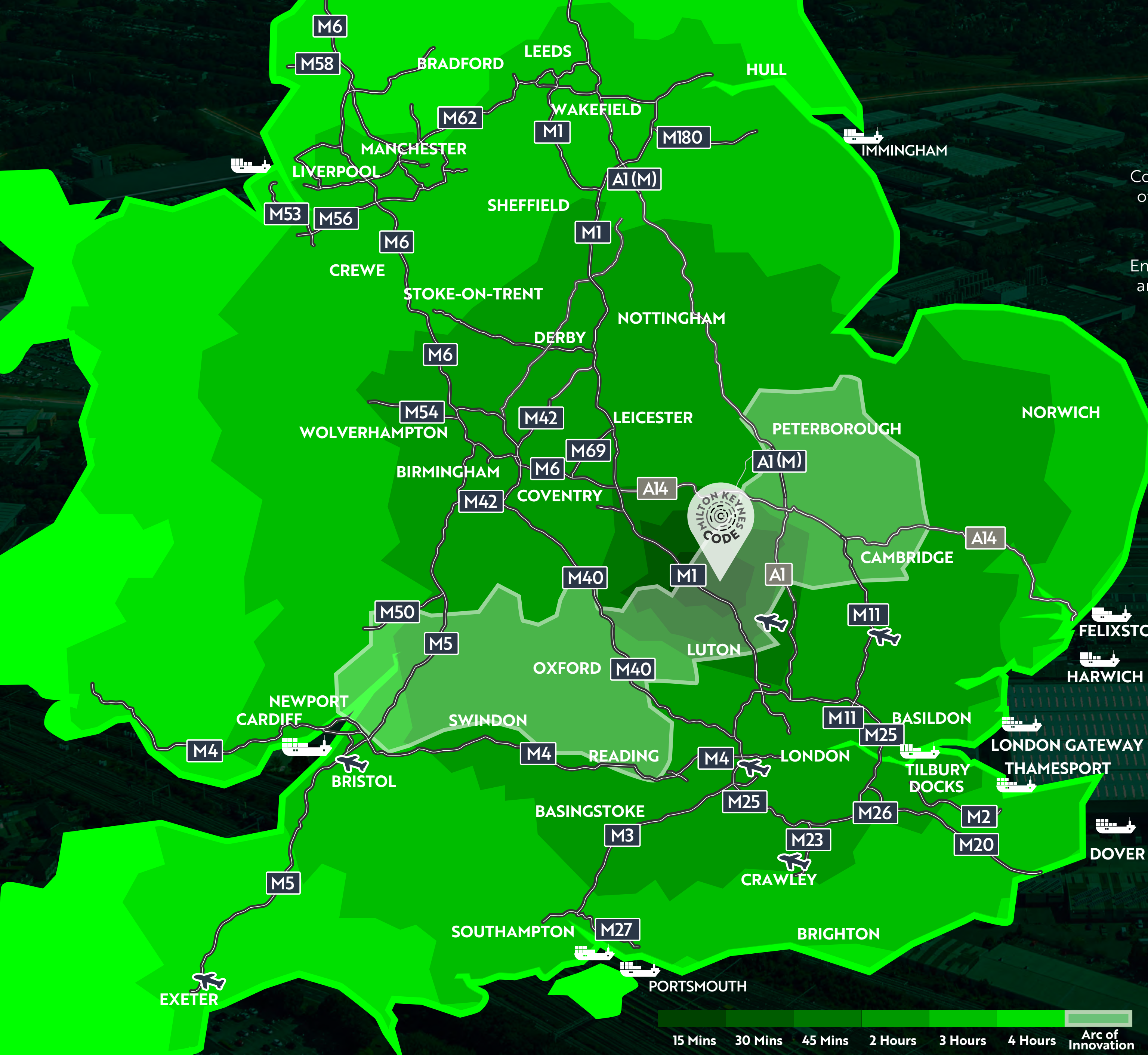
TOTAL AREA (GEA)



STRATEGIC

Code is strategically located on Third Avenue, an established industrial area to the south of Milton Keynes centre with good access to the A5 arterial road which links to the M1 at J11a to the South. The M1 can also be reached via J13 (8 miles) or J14 (6 miles).

Code, Milton Keynes sits within the 'Arc of Innovation' – an area identified by the Enterprise Research Centre. It stretches from Cambridge through the southeast Midlands and along the M4 corridor to Oxfordshire and Gloucestershire and is part of the 'Golden Triangle', home to London & Oxbridge universities along with organisations working in the bioscience, food tech, high performance and high tech engineering sectors. The 'Arc of Innovation' is a magnet for inward investment and Code can accommodate businesses looking to capitalise from this economic strength.



AIRPORTS	DISTANCE	JOURNEY
LONDON LUTON	22 MILES	31 MINS
BIRMINGHAM	52 MILES	1 HR 8 MINS
HEATHROW	55 MILES	1 HR 2 MINS
LONDON CITY AIRPORT	68 MILES	1 HR 26 MINS
EAST MIDLANDS	71 MILES	1 HR 16 MINS
GATWICK AIRPORT	88 MILES	1 HR 38 MINS

PORTS	DISTANCE	JOURNEY
LONDON GATEWAY	76 MILES	1 HR 30 MINS
FELIXSTOWE	115 MILES	2 HRS 7 MINS
SOUTHAMPTON	104 MILES	2 HRS 5 MINS

PLACES	DISTANCE	JOURNEY
M1 J14	6 MILES	13 MINS
M1 J13	8 MILES	17 MINS
LONDON M25	29 MILES	36 MINS
BIRMINGHAM	73 MILES	1 HR 20 MINS

RAIL FREIGHT	DISTANCE	JOURNEY
DIRFT	37 MILES	46 MINS

www.rac.co.uk/route-planner

LOCAL

- FITNESS
- HOTELS
- SUPERMARKETS
- FUEL STATIONS
- RESTAURANTS
- SHOPPING
- CINEMA

M1

MAGNA PARK MK

A5

YOKOHAMA

YAMAHA

TESCO

DOMINOS

BIBBY DISTRIBUTION

STADIUM MK

BLETCHAM WAY

ROYAL MAIL

TOOLSTATION

IKEA

BLETCHAM WAY

SCREWFIX

TRAVIS PERKINS



SELCO

EDMUNDSON ELECTRICAL

MARSHALL

MATALAN

B4034

SIEMENS

CHARLES TYRWHITT

SUSTAINABILITY

PROVEN

Equation Properties continue to provide quality logistics solutions throughout the UK.

<p>BREEAM UK NEW CONSTRUCTION 2018 (SHELL & CORE)</p>  <p>'Excellent' Rating</p>	<p>ENERGY PERFORMANCE CERTIFICATE</p>  <p>A Rating for excellent energy performance.</p>	<p>NATURAL LIGHT</p>  <p>Optimised use of natural light with 15% roof lights and excellent office visibility.</p>	<p>RENEWABLE TECHNOLOGIES</p>  <p>Solar PVs and air source heat pumps provide reduced energy consumption and CO2 emissions.</p>
<p>RESPONSIBLE SOURCING</p>  <p>Assured construction materials with low environmental, economic and social impact.</p>	<p>ELECTRIC VEHICLE CHARGING</p>  <p>16 Charging points provided with provision for to future-proof occupier fleet requirements.</p>	<p>WATER REGULATION TECHNOLOGIES</p>  <p>Efficient sanitary-ware with low flow rates to reduce water consumption.</p>	<p>SUSTAINABLE MATERIALS</p>  <p>Reduce energy consumption and environmental impact over the life cycle of the building.</p>
<p>BICYCLE SPACES</p>  <p>Ample spaces in covered shelters encourages environmental travel.</p>	<p>ENHANCED CLADDING</p>  <p>Delivering superior energy performance to reduce running costs.</p>	<p>ENERGY METERING TECHNOLOGY</p>  <p>Allows occupiers to pro-actively manage their energy consumption.</p>	<p>LED LIGHTING</p>  <p>Enables 75% less energy consumption and 25 times more durability than incandescent lighting.</p>





Third Avenue, Bletchley,
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CodeMiltonKeynes.co.uk

COMMUNICATION FREQUENCIES
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A DEVELOPMENT BY



BentallGreenOak is a global real estate investment manager operating throughout Europe, the United States, Canada and Asia. In Europe, BentallGreenOak is a highly experienced logistics specialist, having acquired and developed 56 million sq ft of warehousing throughout Europe since 2015. The majority of this space being leased to leading institutional quality tenants such as Amazon, DHL, Lidl, Aldi and Sainsbury's.



Equation Properties is an established and experienced commercial property development company with the required skill and expertise to deliver industrial developments. With a proven track record in small, medium and large industrial / distribution schemes over many years, together with a team of professional consultants whom have worked on numerous projects, Equation Properties employ a dynamic approach to development.



THINGS.UNITS.EMPLOY

The Agents for themselves and for the vendors or lessors of the property whose agents they give notice that, (i) these particulars are given without responsibility of The Agents or the vendors or lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) The Agents cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained therein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of The Agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on the purchase price and / or rent, all figures are exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) The Agents will not be liable, in negligence or otherwise for any loss arising from the use of these particulars. June 2022.