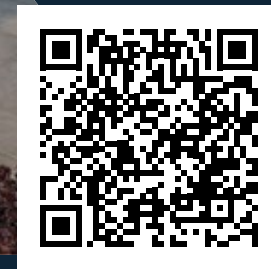




TARGET
BREEAM®
EXCELLENT



CGI: Logistics City Milton Keynes



Milton Keynes

TO LET | Milton Keynes MK15 8HQ

- 125,647 sq ft
- Grade A logistics building adjacent to the M1 motorway
- Targeting Net Zero Carbon and BREEAM Excellent
- Available Q4 2024

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CGI: Logistics City Milton Keynes

Welcome to Logistics City Milton Keynes

A brand new, market-leading distribution and logistics unit in a 'Golden Triangle' location. Totalling 125,647 sq ft (11,673 sq m) the development is situated on Michigan Drive with prominence onto the M1 motorway, and only a

4 minute (1.9 miles) drive to J14 of the M1. Developed with operational efficiencies and ESG features at the heart of its design to ensure that it meets the needs of industrial and logistics operators alike, now and in the future.

You're in good company



Milton Keynes Central Station



M1 J14 (1 min)

Logistics City

Makita

Bong UK

Control Group

Volkswagen

Parcelforce

Supreme Wheels

Mercedes

Urban Auto

Ocado

Ball Corp

Scania

John Lewis

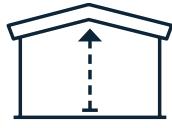




14 dock loading doors



4 level loading doors



12m clear height



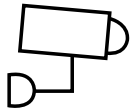
Secure
Self-contained site



40m yard depth



2 access points
(HGV & vehicular access)



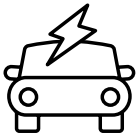
ANPR controlled
HGV access



Grade A offices
with green roof



Ribbon glazing
above dock doors
(improved safety/lighting)



Electric vehicle
charging



42 cycle spaces
(28 internal)



External amenity /
break-out area



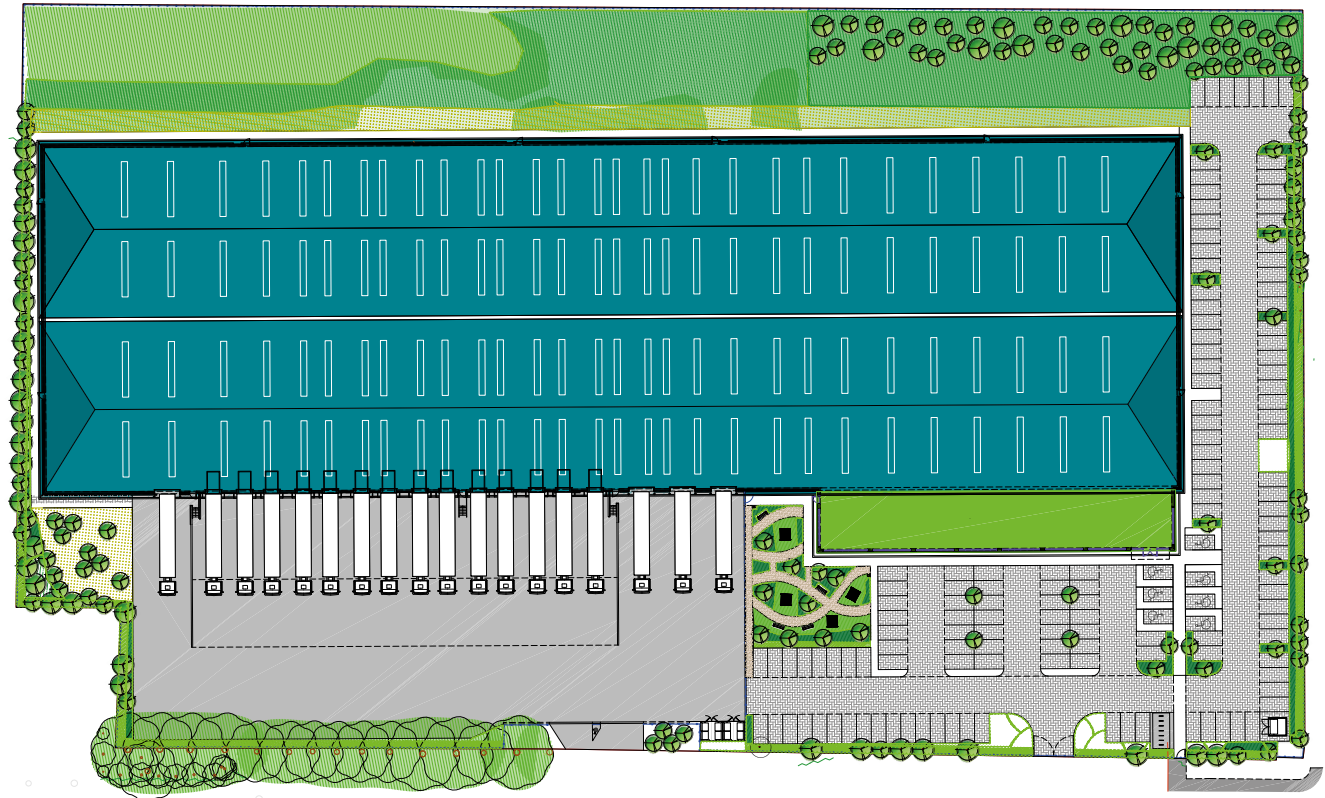
140 parking spaces



10% Warehouse
and roof lights



Solar PV panels



Accommodation

	Sq ft	Sq m
Logistic City MK (GEA)	125,647	11,673
Warehouse	112,860	10,485
Ground floor office	6,329	588
First floor office	6,458	600
Total	125,647	11,673
	Acres	HA
Site area	6.1	2.47

Indicative GEA areas



14 dock
loading doors



4 level loading
doors



Ribbon glazing
above dock doors



40m yard
depth



18 HGV loading bays

Solar PV panels

Ribbon glazing above dock doors

10% Warehouse and roof lights

12m clear height

ANPR controlled HGV access

40m yard depth

Green roof

External amenity / break-out area

Grade A 2 storey offices

2 access points (HGV access)

Secure Self-contained site

2 access points (Vehicular access)

140 parking spaces

42 cycle spaces (28 internal)

15 electric charging spaces

Extensive landscaping

Sustainability

Our Trade City and Logistics City concepts have evolved to be market leading in terms of environmental credentials, ensuring our developments, and the materials used, are sustainable.

From the initial design through to the final completion, our units are built with sustainable materials and energy efficient features, ensuring a lower environmental impact as well as reduced end-costs for the user. Using recycled and low-carbon materials wherever possible.



Built to Net Zero Carbon Standards



Target BREEAM rating Excellent



Solar PV cells



Air-source heat pump



High efficiency LED lighting



Grade A offices with green roof



Cycle storage



Electric vehicle charging



Target EPC Rating of A+



Highly efficient building, reducing costs



Sustainably sourced construction materials



Built for efficiency

Reducing environmental impact

Image: Trade City Luton


Prioritising well-being





 M1

**Only 1.9 miles
from M1 (J14)**

 M1 J14 (1 min)




CGI: Logistics City Milton Keynes

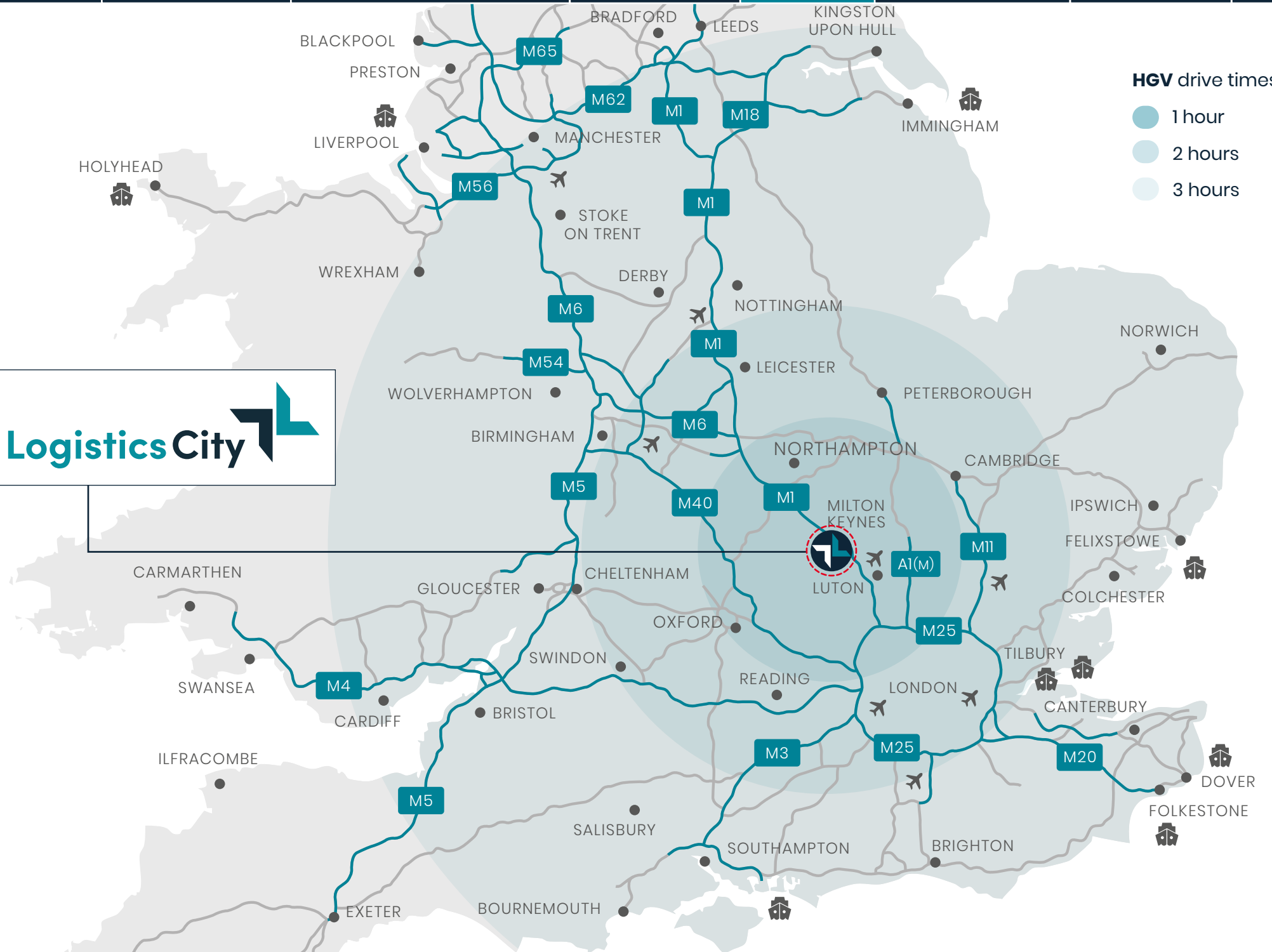
**Prominently placed and
strategically located**

Logistics City Milton Keynes' ideal location makes it extremely well placed to serve the majority of the UK within 4.5 hours HGV drive time, making it a prime logistics location.

LogisticsCity 

HGV drive times

-  1 hour
-  2 hours
-  3 hours





Milton Keynes
Central Station

Local Occupiers

- | | | | |
|---|-------------------------|----|-------------|
| 1 | Amazon | 8 | Makita |
| 2 | BMW | 9 | Volkswagen |
| 3 | JLR (Jaguar Land Rover) | 10 | Mercedes |
| 4 | Audi | 11 | Scania |
| 5 | XPO Logistics | 12 | John Lewis |
| 6 | Pro FS | 13 | Ocado |
| 7 | Westcoast Logistics | 14 | Parcelforce |

Childs Way

A509

Tongwell St

M1 North



M1

A509

M1 J14 (6 mins)

M25 J21 (30 miles)



Drive times (by car)

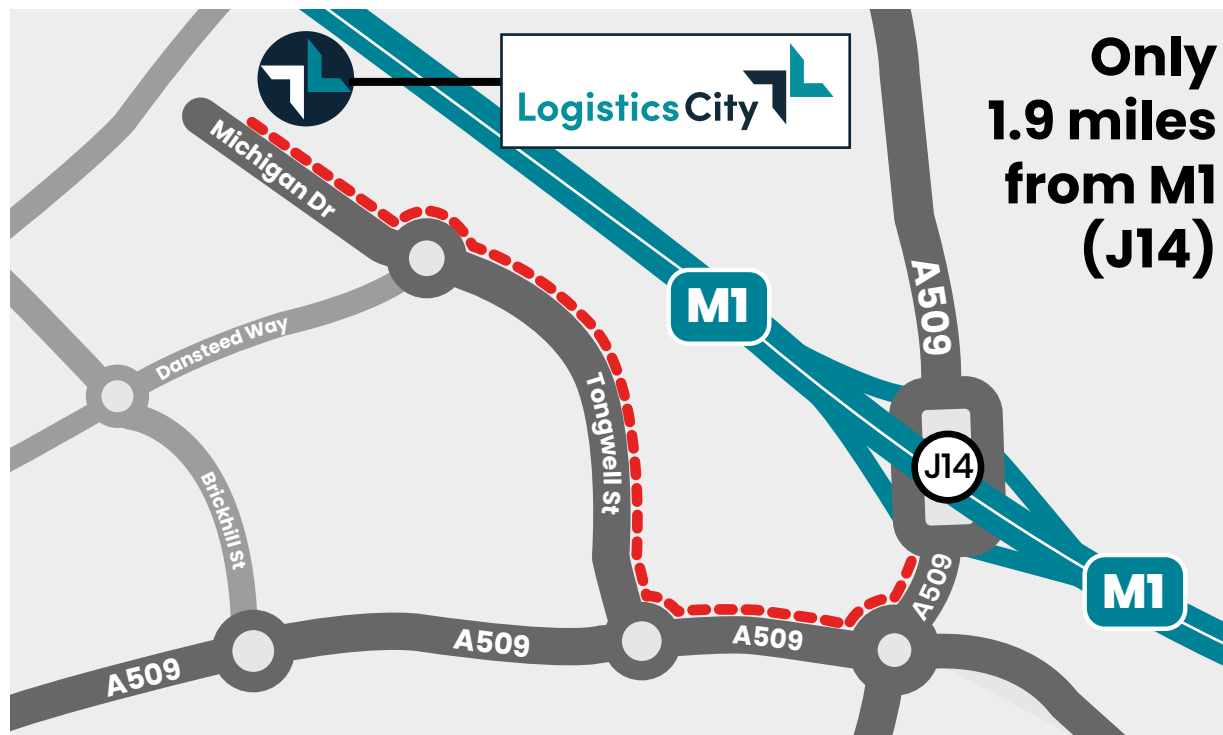
Destination	Miles	Time
M1 Jct 14	1.9 miles	6 mins
MK Central Station	4.1 miles	9 mins
Town Centre	4.4 miles	10 mins
M1 Jct 13	7 miles	12 mins
M25 Jct 21	30 miles	35 mins
London	51 miles	1 hr 10 mins
Birmingham	71 miles	1 hr 20 mins
Manchester	154 miles	2 hrs 50 mins

Drive times (Ports by HGV)

Destination	Miles	Time
Tilbury	76 miles	1 hr 25 mins
Southampton	106 miles	2 hrs 5 mins
Felixstowe	115 miles	2 hrs 10 mins
Liverpool	168 miles	3 hrs 5 mins

Train times (from Milton Keynes Central)

Destination	Time
London Euston	35 mins
Birmingham	55 mins
Manchester	1 hr 35 mins

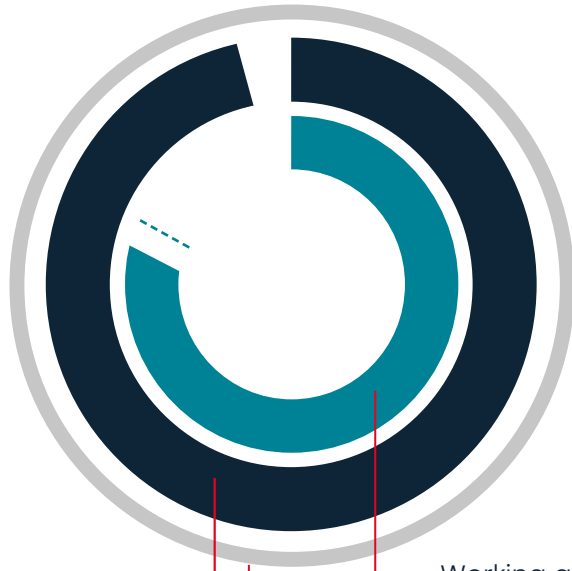


SatNav

**1 Michigan Drive
Tongwell
Milton Keynes
MK15 8HQ**

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Population estimates and projections: 30 min drive time catchment



Estimated population 2022
869,100

Working age population 2022
550,200
(63.3% of population)

Projected population 2032
897,800
(+3.3%)

Projected working age Population 2032
560,650
(+1.9%)



Economically active
453,600

(74% aged 16-74)

Higer than the GB average



Living within a 4.5hr
HGV drive time

57.5 m
(87% of the GB population)



Living within a 2hr
HGV drive time

19.6 m
(29.8% of the GB population)



Logistics City Basingstoke

Kier Property in joint venture with Investec completed the development of Logistics City Basingstoke in April 2019. The scheme consisted of 109,235 sqft across three industrial units on a five-acre site.

Basingstoke is a dominant south east industrial centre benefiting from exceptional transport links via road, rail and air. Situated within one of the town's most recognised industrial/warehouse areas, close to (J6) M3.

A former office and distribution warehouse Kier Property let Unit A to Network Rail and Unit B to Oxoid Limited, who trade as Thermofisher. Both units were then sold to a private US Fund.



Tri-Link 140, Normanton

Kier's scheme provided an excellent industrial and warehouse opportunity, comprised of 142,338 sq ft facility incorporating 136,231 sq ft warehouse and 6,107 sq ft of office space.

Located in Wakefield, Europort is an established location at J31 of the M62. Tri-Link 140 is regarded as a flagship industrial and warehouse development that offered high quality buildings in a highly accessible and strategic motorway location.

The location benefited from the European rail freight access through the Europort freight terminal and has ready access to the deep water ports of Goole and Hull and five international airports within a one hour's drive.



6.7m+ sq ft
over 54 schemes



£233m
of social value
across Kier



90%
Customer Satisfaction

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All statements contained within these particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract or warranty.

Unless specified to the contrary, interested parties should note the following: All dimensions, distances and floor areas are approximate and are given for guidance purposes only. September 2023.

Logistics City 
tradeandlogistics.co.uk



A Kier Property development