

**CODE  
MILTON  
KEYNES**



THIRD AVENUE, BLETCHLEY,  
MILTON KEYNES MK1 1DR

///THINGS.UNITS.EMPLOY

EPC A  
rating

Rated EPC A



1 mile from A5



BREEAM  
'Excellent' rating



Up to 1250 kVA power  
provision to units

TWO HIGH QUALITY INDUSTRIAL/DISTRIBUTION WAREHOUSES

UNIT 1: 140,566 SQ FT (13,059 SQ M)

UNIT 2: 20,914 SQ FT (1,943 SQ M)

AVAILABLE FOR IMMEDIATE OCCUPATION

# High performance space for your business

If you're looking for a **high-performing, sustainable building** that works as hard as you do, then look no further. **Code** is a new **industrial/distribution** development located in **Milton Keynes, strategically** situated in the centre of the established Milton Keynes town industrial area.

## An ideal location for Milton Keynes

The site spans 7 acres and consists of two high quality warehouses of 140,566 and 20,914 sq ft, available for immediate occupation. 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 for **immediate occupation.**



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



**BREEAM 'Excellent' EPC A** rating.



**Enhanced quality** private estate with landscaped environment.



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



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



# You're well-connected



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

M1

MAGNA PARK MK

A5

YOKOHAMA

YAMAHA

TESCO

DOMINOS

BIBBY DISTRIBUTION

STADIUM MK

IKEA

BLETCHAM WAY

ROYAL MAIL

TOOLSTATION

BLETCHAM WAY

SCREWFIX

TRAVIS PERKINS

SELCO

EDMUNDSON ELECTRICAL

VA

MARSHALL

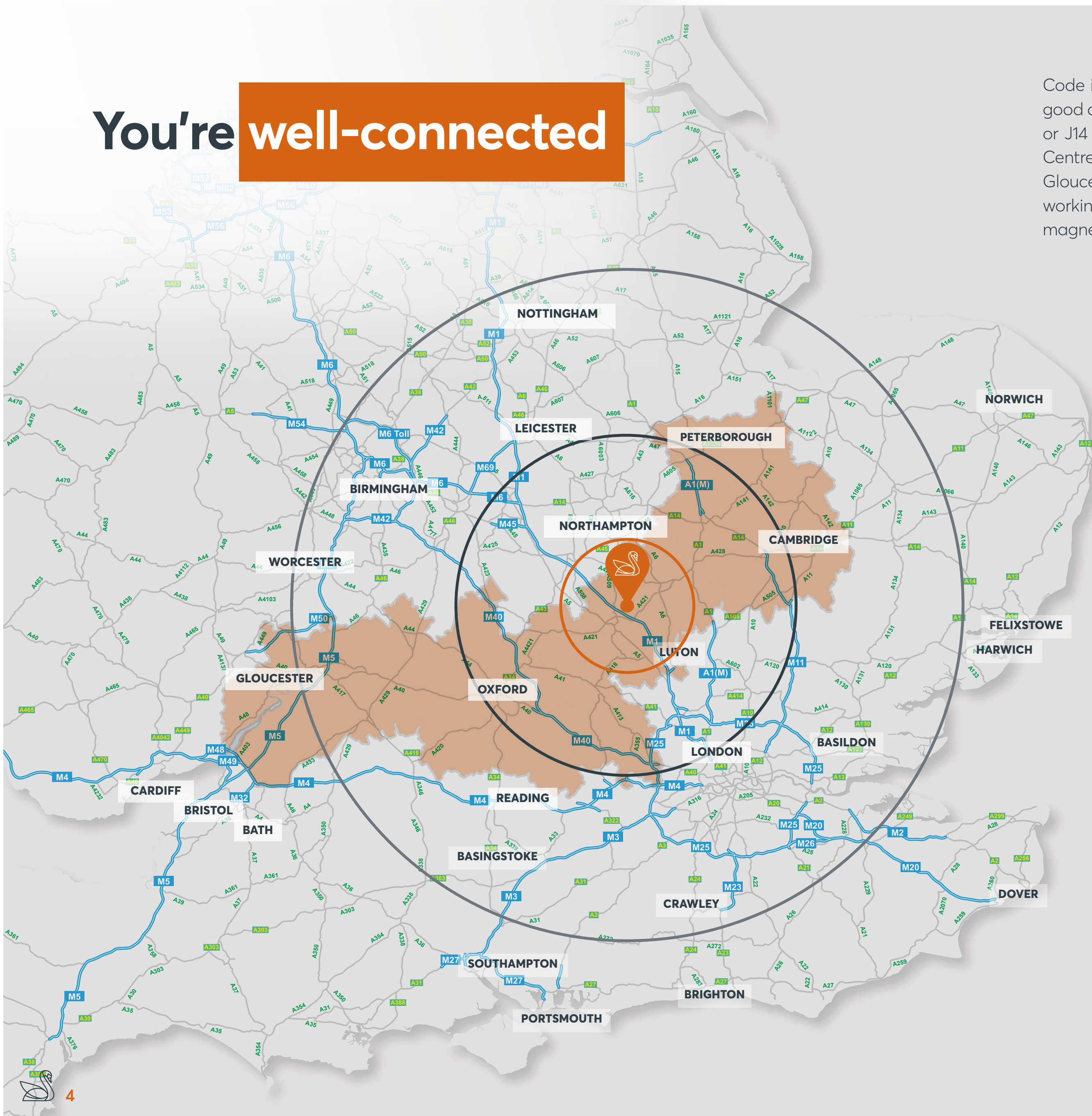
MATALAN

SIEMENS

CHARLES TYRWHITT

B4034

# You're well-connected



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



## 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



## 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




## RAIL FREIGHT


	DISTANCE	JOURNEY
DIRFT	37 MILES	46 MINS


[www.rac.co.uk/route-planner](http://www.rac.co.uk/route-planner)

 Arc of Innovation

### Drive times

 Within 30 min labour pool

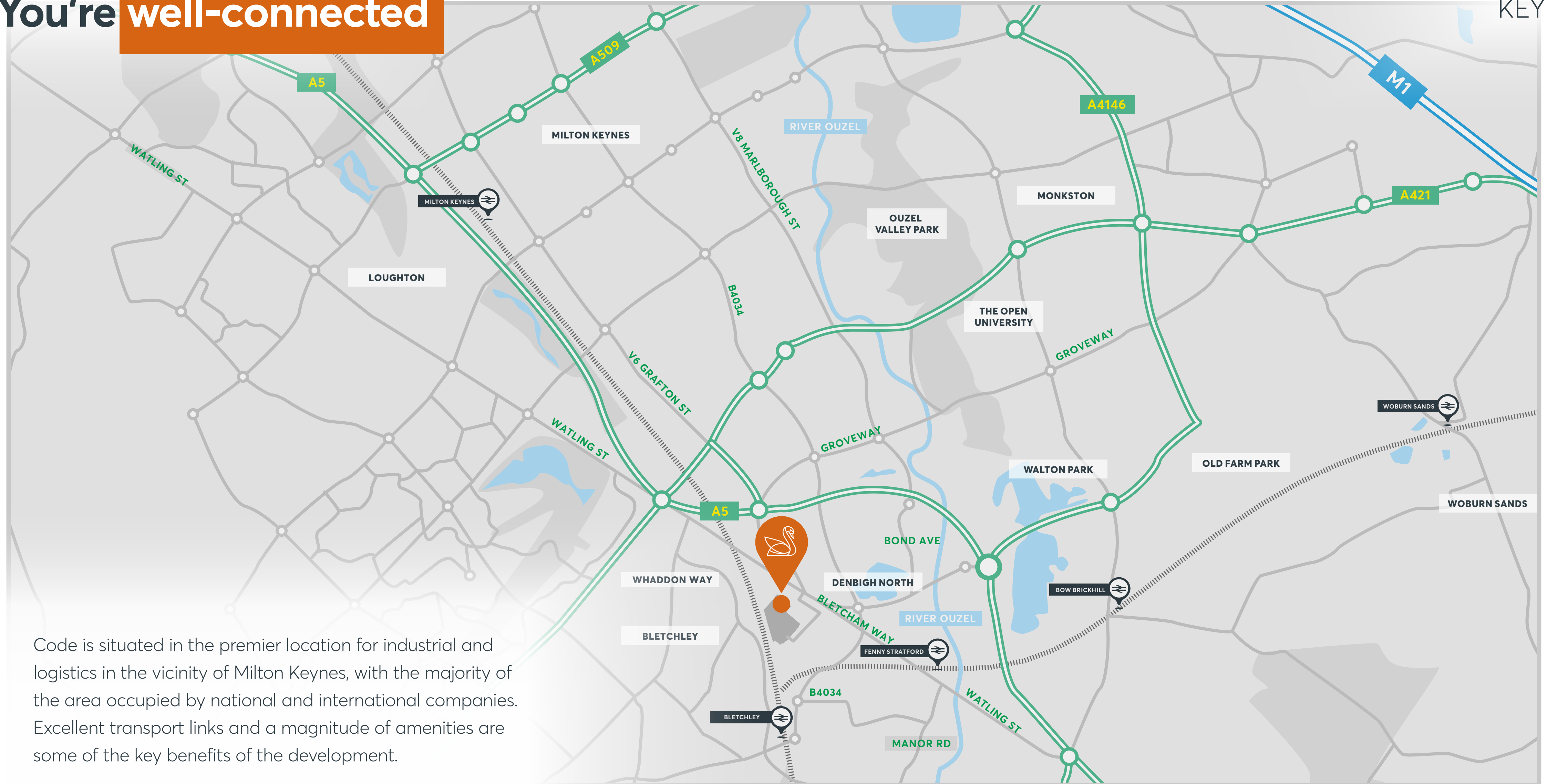
 Within 1 hours

 Within 2 hours

Source: Google maps.  
Travel distances are approximate.  
Maps not to scale.

# You're well-connected

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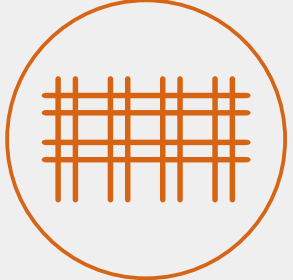




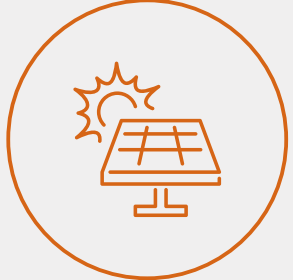





Code is situated in the premier location for industrial and logistics in the vicinity of Milton Keynes, with the majority of the area occupied by national and international companies. Excellent transport links and a magnitude of amenities are some of the key benefits of the development.

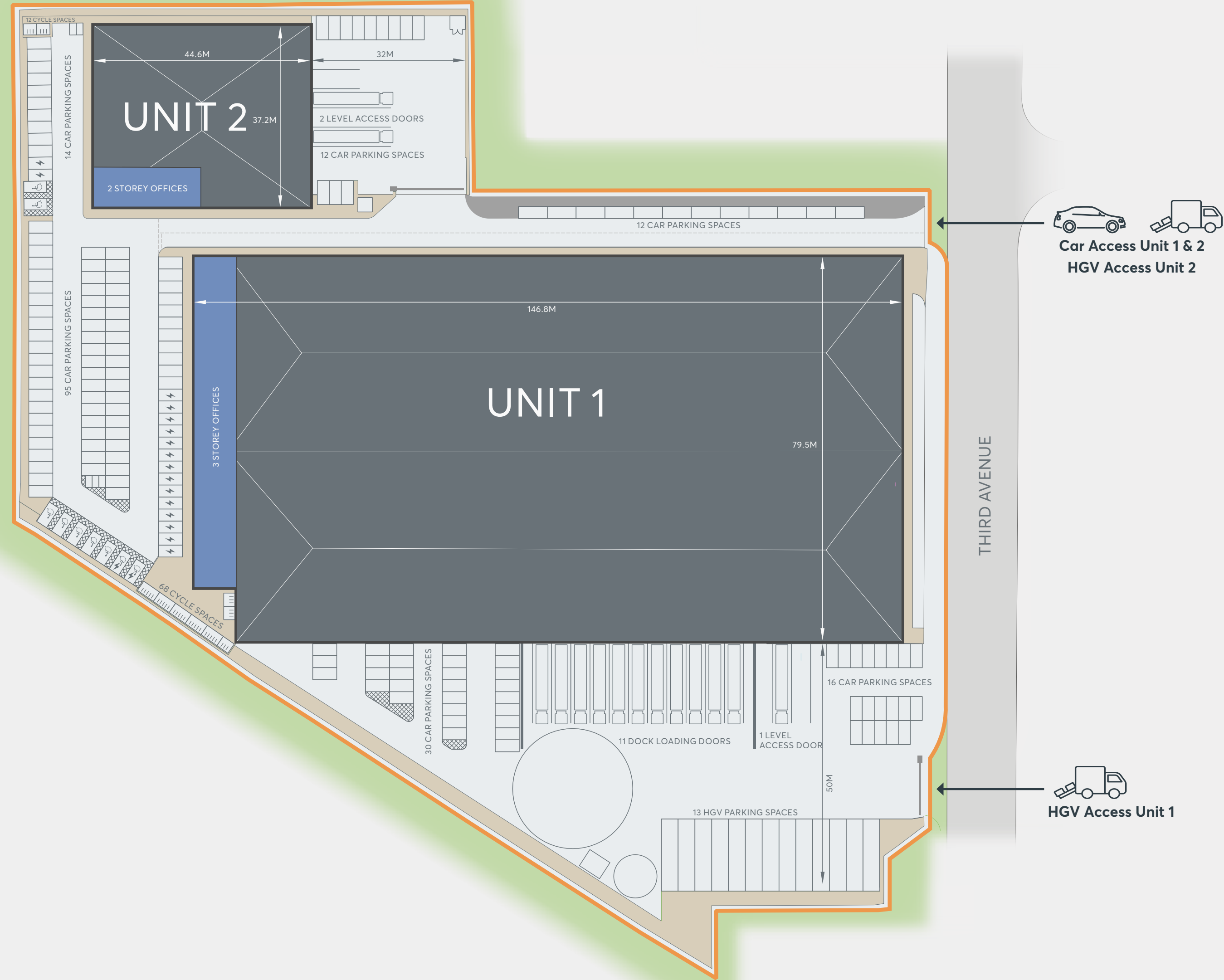
# Schedule of accommodation

	UNIT 1	UNIT 2
WAREHOUSE	125,324 SQ FT (11,643 SQ M)	18,147 SQ FT (1,686 SQ M)
OFFICE INC. GF CORE	15,242 SQ FT (1,416 SQ M)	2,767 SQ FT (257 SQ M)
<b>TOTAL</b>	<b>140,566 SQ FT (13,059 SQ M)</b>	<b>20,914 SQ FT (1,943 SQ M)</b>
CLEAR INTERNAL HEIGHT	12.5M	8M
LEVEL ACCESS DOORS	1	2
DOCK LOADING DOORS	11	-
CAR PARKING SPACES	143	24
EV CHARGING POINTS	14	2
HGV PARKING SPACES	13	-
YARD DEPTH	50M	32M
FLOOR LOADING	50kN SQ/M	50kN SQ/M
POWER SUPPLY	1180 KvA	300 KvA
<b>TOTAL IF COMBINED: 161,480 SQ FT (15,002 SQ M)</b>		

\*All floor areas are approximate gross external areas.



WAREHOUSE	EXTERNAL	OFFICES
 <b>BREEAM 'Excellent'</b>	 <b>50 kN sq/m floor loading</b>	 <b>Perimeter paladin estate fencing</b>
 <b>EPC A rated</b>	 <b>15% roof lights</b>	 <b>Secured entrances independent gates</b>
	 <b>50m Yard depth</b>	 <b>Solar PV panels included as standard</b>
	 <b>EV car charging</b>	 <b>LED lighting with smart control</b>
		 <b>Grade A open plan office</b>
		 <b>VRF heating and comfort cooling</b>
		 <b>Double height glazed HQ reception</b>



Site plan is indicative.

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TOTAL AREA (GEA): **161,480 SQ FT**





# Sustainability

**BREAAAM UK New Construction 2018 (Shell & Core)**



'Excellent' rating

**Energy Performance Certificate**



A Rating for excellent energy performance

**Natural Light**




Optimised use of natural light with 15% roof lights and excellent office visibility

**Renewable Technologies**



Air source heat pumps provide reduced energy consumption and CO2 emissions

**Responsible Sourcing**




Assured construction materials with low environmental, economic and social impact

**Electric Vehicle Charging**



16 charging points provided with provision for to future-proof occupier fleet requirements

**Water Regulation Technologies**



Efficient sanitary-ware with low flow rates to reduce water consumption

**Sustainable Materials**



Reduce energy consumption and environmental impact over the life cycle of the building

**PV panels**



Solar PV panels provide reduced energy consumption

**Bicycle Spaces**



Ample spaces in covered shelters encourages environmental travel

**Enhanced Cladding**



Delivering superior energy performance to reduce running costs

**Energy Metering Technology**



Allows occupiers to pro-actively manage their energy consumption

**LED Lighting**



Enables 75% less energy consumption and 25 times more durability than incandescent lighting

## ANTICIPATED ELECTRICITY COST SAVINGS:

	SIZE	COST PER MONTH	COST PER ANNUM
UNIT 1	140,000 SQ FT	£15,556	£186,799
20 YEAR OLD FACILITY	140,000 SQ FT	£20,319	£243,836
COST SAVING £	-	£4,753	£57,037

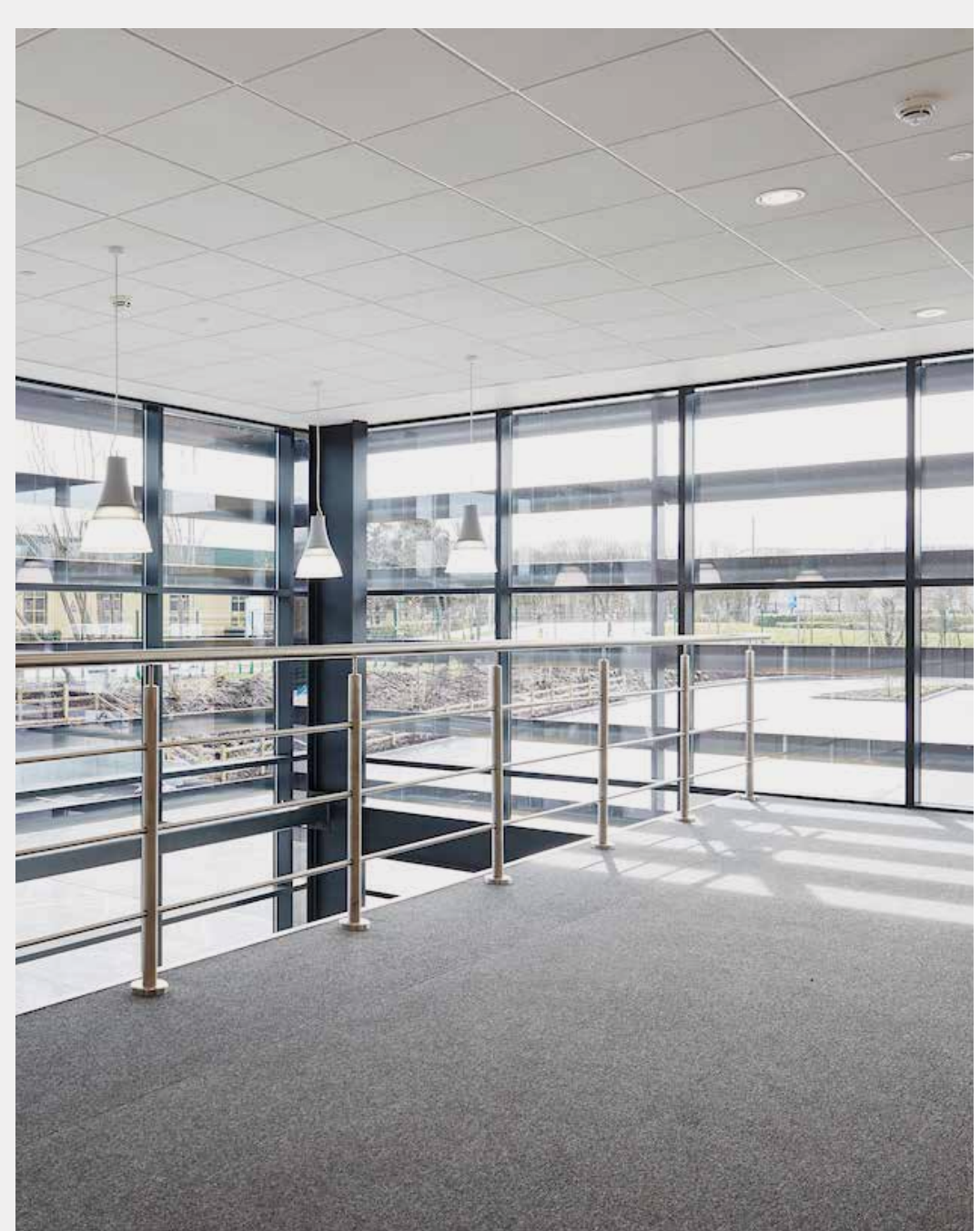
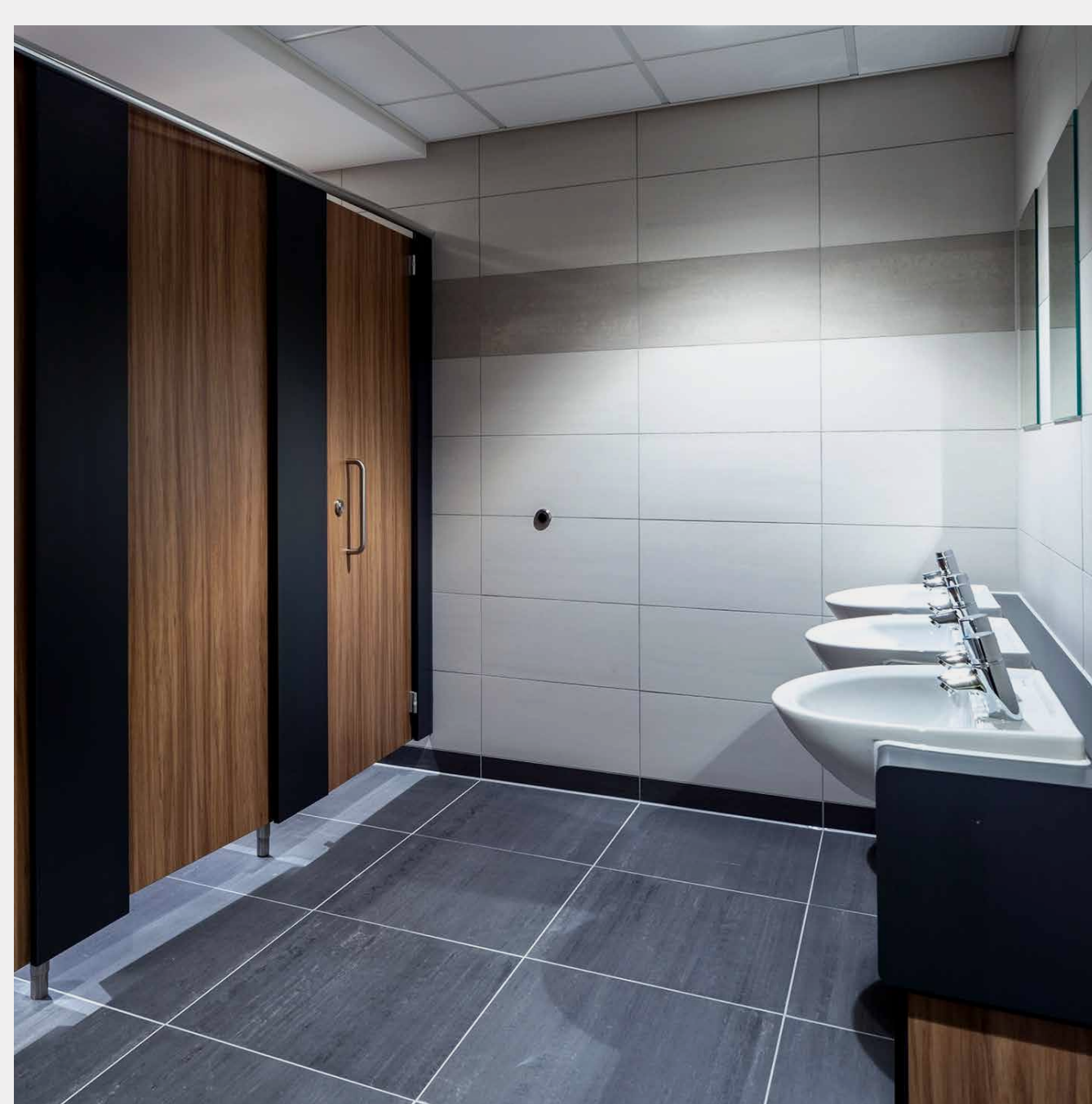
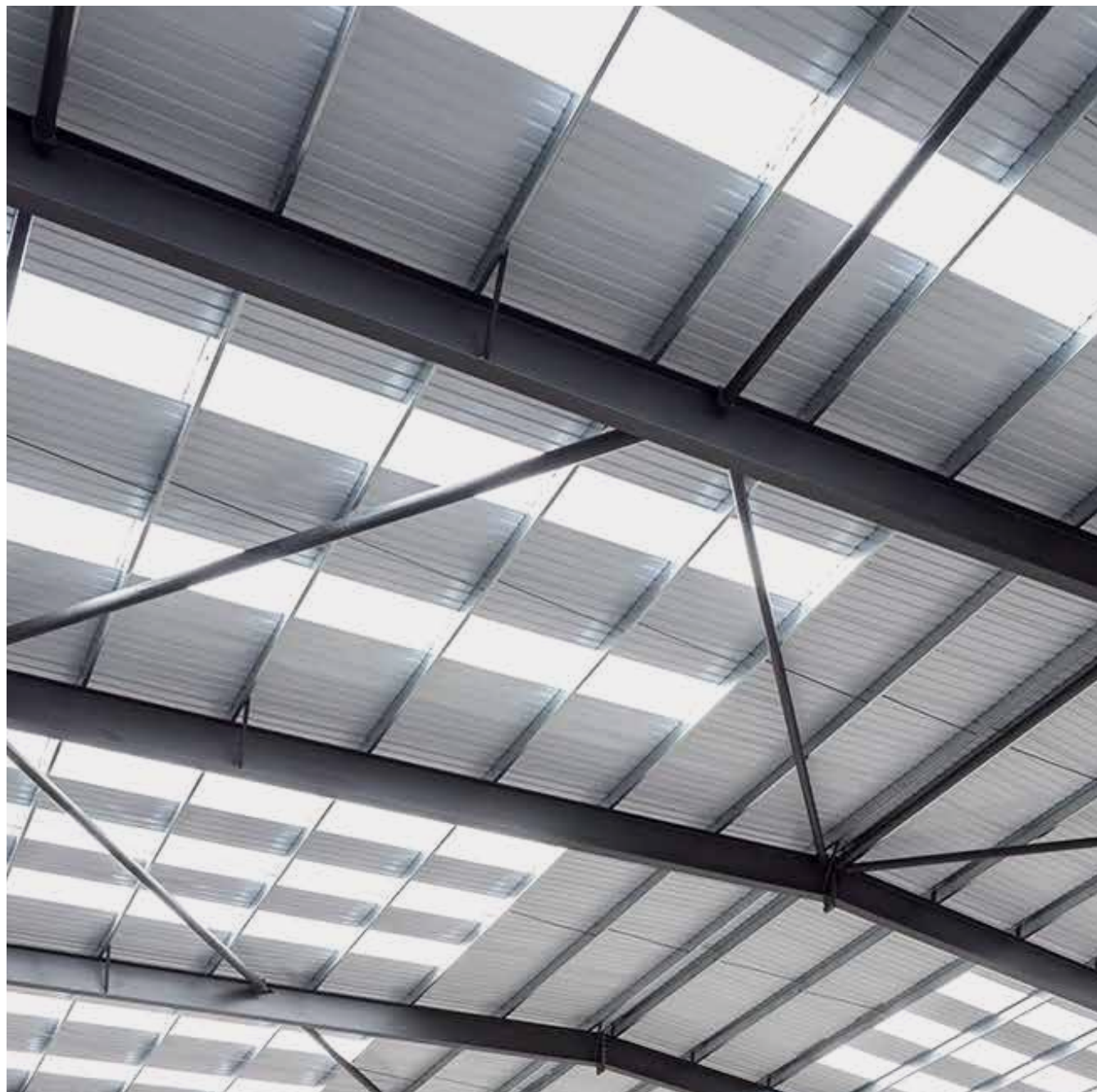
**COST SAVING 23%**

	SIZE	COST PER MONTH	COST PER ANNUM
UNIT 2	20,000 SQ FT	£3,007	£36,084
20 YEAR OLD FACILITY	20,000 SQ FT	£4,409	£52,911
COST SAVING £	-	£1,402	£16,827

**COST SAVING 32%**

Subject to occupier requirements. Modelled at 25p kWh







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where you need it.

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