



glp.com/eu

Magnitude 88

Magna Park Milton Keynes



MK17 8EW



87,650
SQ FT



8,143
SQ M



Enhanced
2020 spec

Available
15th February
2021

Under
construction

net-**Zer0**

This is the
final plot

Opportunity to be part
of the best large scale logistics
development in the UK



Computer generated image

Strategic opportunity

Cambridge/
Oxford Arc
Strategic
position

8
Occupiers

24hr
Security

M1
Junction 13
2 miles (5 mins)

M1
Junction 14
3 miles (10 mins)

M25
36 miles
(45 mins)

Proven
strategic
location

Fully
Landscaped
Eco
environment

Market
Leading
Specification



The story so far...

The development of Milton Keynes began its formal designation as a new town on 23 January 1967. It was built to help alleviate London's housing problem and to provide a commercial centre for Buckinghamshire.

60,000 residents in 1967 grew to 261,800 in 2015 and is projected to be over 300,000 by 2027.

A strategic location, that underpins the success of Magna Park, Milton Keynes is the city of choice to service the South East and the Midlands.

Magna Park Milton Keynes

Magnitude 88

Magnitude 88 is a speculative development offering 87,650 sq ft of highly specified distribution and logistics space.

Strategically located on the east side of Milton Keynes, Magnitude 88 sits adjacent to the A421 which offers easy access to the M1 (via junctions 13 and 14).

The development benefits from a best-in-class specification, including a 35 m yard depth, 15 m clear internal height, 10 dock levellers and 2 level access doors.

Available
15th February
2021

Distribution and
logistics warehouse
87,650 sq ft
8,143 sq m



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Computer generated image



Strategic location
A proven strategic location for UK's leading brands – placed between Junctions 13 and 14 of the M1.



Representative image



Sustainable benefits
Built into every development at no extra cost.



Representative image



Strong labour pool
18,000 employees in Milton Keynes work in 'transportation and storage activities'.



Enhanced 2020 specification
The new unit will feature the enhanced GLP 'standard' specification 2020 – with a range of cutting edge enhancements throughout.

Large and growing workforce within a 30-minute car commute



Available labour force*

- 5,400 people aged 16 to 64 are unemployed (beyond the actual number of people claiming out-of-work benefits)
- An additional 5,500 people aged 16 to 64 who are economically inactive say they want a job

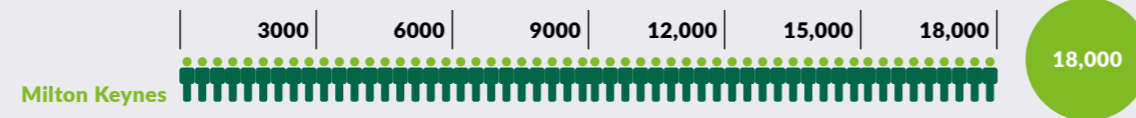
947,400 people live within a 30-minute car drive†

- Projected to grow to 1,037,000 by 2027
- Projected population growth of 13.9% much faster than the GB average (6.3%)

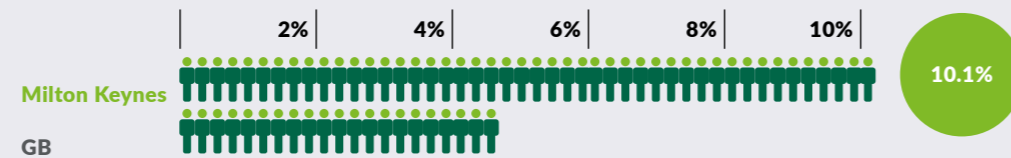
Strong relevant skills††

- Large pool of workers with strong relevant skills: 18,000 employees in Milton Keynes work in 'transportation and storage activities' — this is 5.4% above the GB average and higher than other M1 corridor locations

Number of employees in 'transportation and storage activities'***

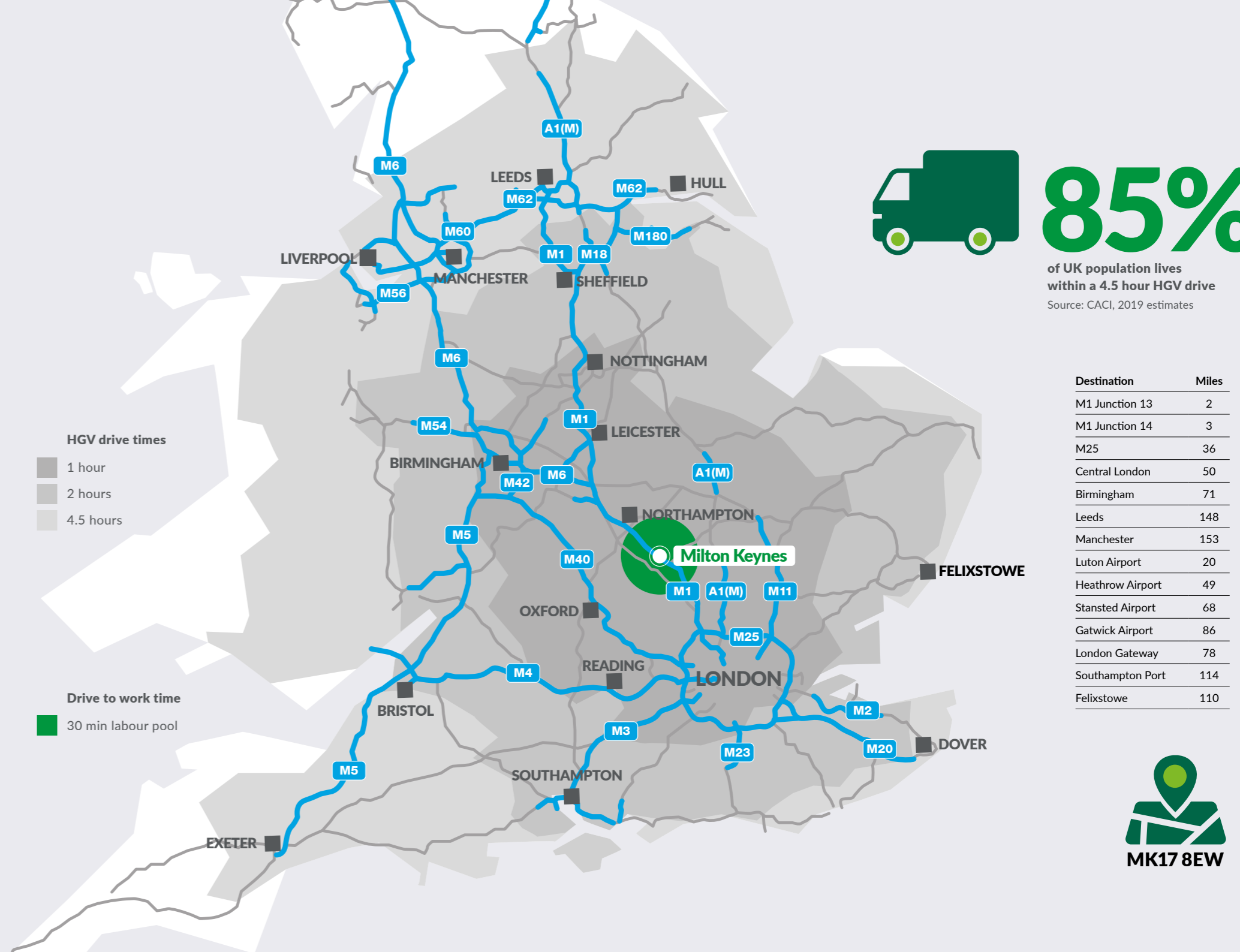


Proportion of employees in 'transportation and storage activities'***



85%

of UK population lives within a 4.5 hour HGV drive
Source: CACI, 2019 estimates



* Annual Population Survey, June 2016-July 2017. ** BRES 2016, Travel to Work Areas.
† Source: CACI, 2019 estimates and projections. †† Business Register and Employment Survey 2016. All labour force statistics are based on the official Milton Keynes Travel to Work Area.

Magna Park Milton Keynes

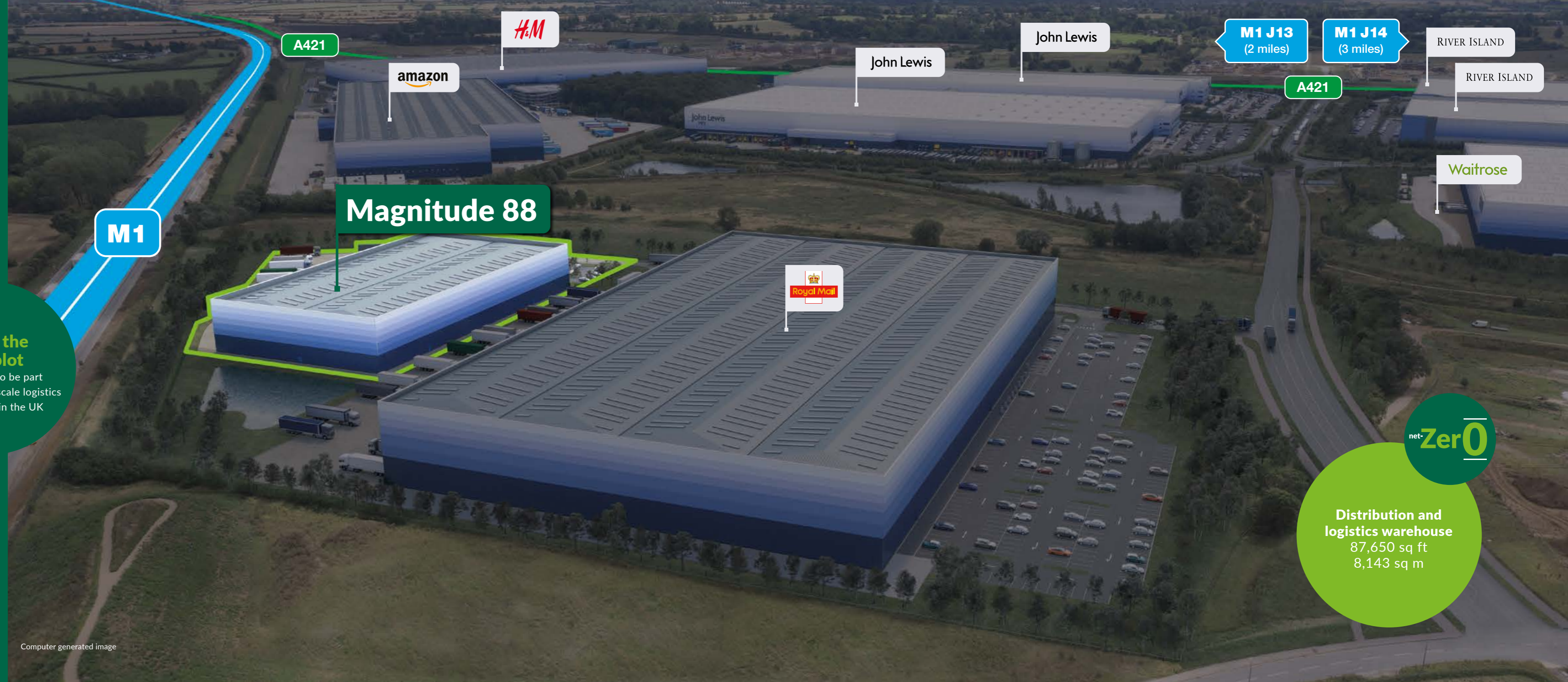
One of the premier distribution parks in Europe

This is the final plot

Opportunity to be part of the best large scale logistics development in the UK



Computer generated image



net-Zero

Distribution and logistics warehouse
87,650 sq ft
8,143 sq m



Magna Park Milton Keynes

Home to leading occupiers

Magna Park Milton Keynes is one of the premier distribution parks in Europe, now home to the UK's leading brands, employing some 4,500 people.

Totalling 388 acres, its floor space will amount to 5.7m sq ft upon the completion of Magnitude 88.





Magna Park Milton Keynes

All the benefits of a modern logistics park

Award winning development

IAS Awards Development of the year 2014

Proven strategic location

Ideally placed between Junctions 13 and 14 of the M1

Home to leading occupiers

John Lewis, Waitrose, River Island, A.G. Barr, DHL and Royal Mail

Sustainability as standard

Allowing customers to save up to 1,300,000kg of CO₂ per annum

Strong labour pool

Highly-skilled, readily available workforce within 30 minutes' drive

Infrastructure complete

Throughout the park offering easy access to the A421 dual carriageway in turn leading to the M1

Local bus services

Magna Park Milton Keynes is serviced by the 34, 300 and 310 bus services, providing a main link between Magna Park and CMK/Rail Station and Coachway at J14. These operate every half-hour, 7 days a week

Rail

Milton Keynes Central Station is just a 15-minute drive from Magna Park, giving occupiers of Magnitude 88 access into central London in just 30 minutes



Infrastructure complete



Strong labour pool



Local bus service



24h access



Magnitude 88

Site plan & spec

15m
Clear
Height



Site plan & spec

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net-Zero

Enhanced 2020 spec
 The new unit will feature the enhanced GLP 'standard' specification 2020 – with a range of cutting edge enhancements throughout.

Available 15th February 2021



Schedule of accommodation

	TOTAL GIA 87,650 SQ FT	TOTAL GIA 8,143 SQ M
Warehouse	78,857 SQ FT	7,326 SQ M
Offices (2 storey)	8,578 SQ FT	797 SQ M
Gatehouse	215 SQ FT	20 SQ M
Total GIA	87,650 SQ FT	8,143 SQ M

Key features

- Clear internal height 15m
- 4.94 acres (2.00 ha)
- Enhanced 2020 spec
- 2 level access
- 10 dock doors
- 35m yard depth
- 27 HGV parking
- 99 car parking
- 6 charging car bays

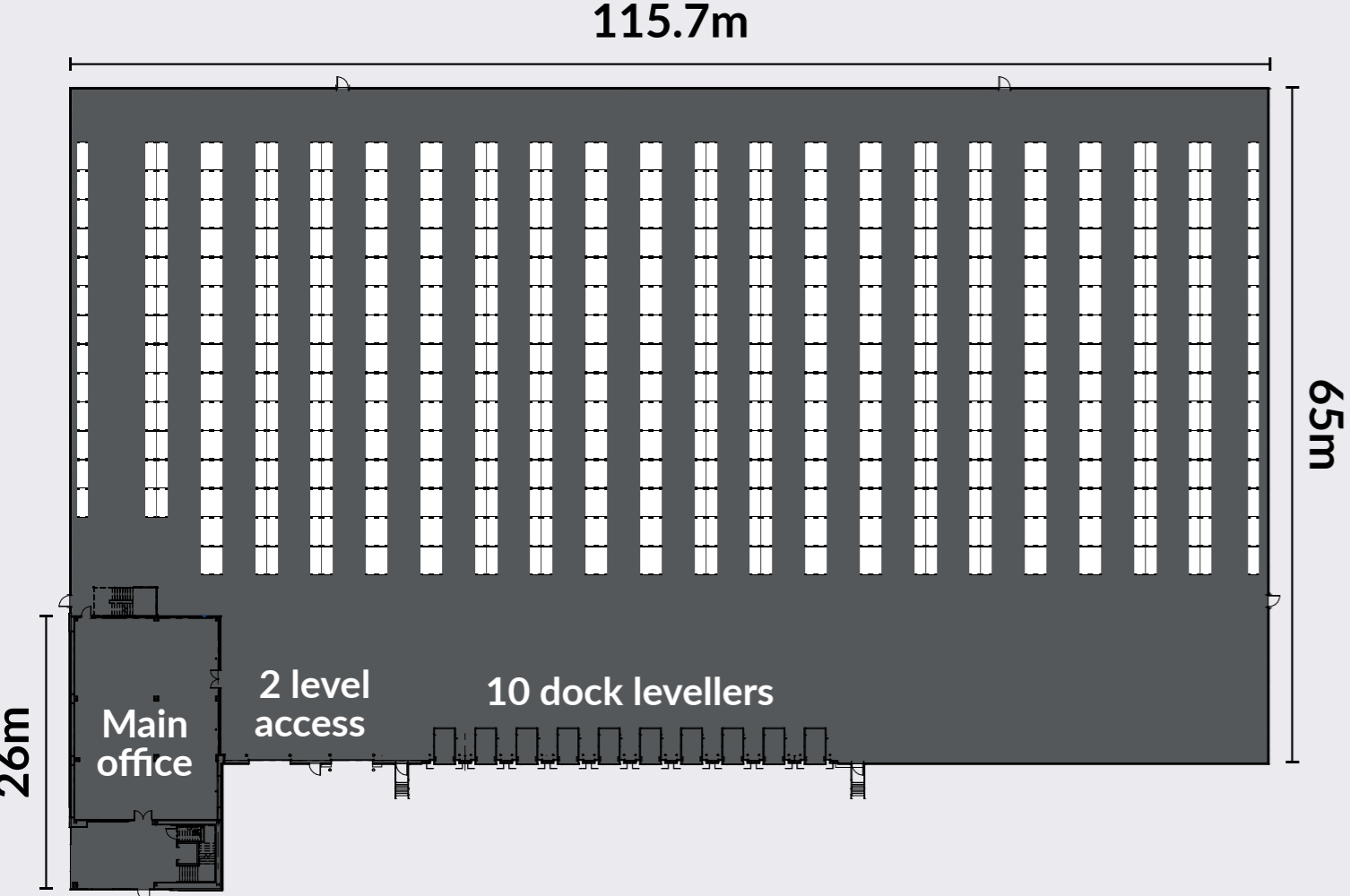


- 6 charging car bays
- 215 sq ft gatehouse
- 40% site density
- 50 kN psm Floor loading
- Abundant incoming power

Magnitude 88

Indicative racking layout

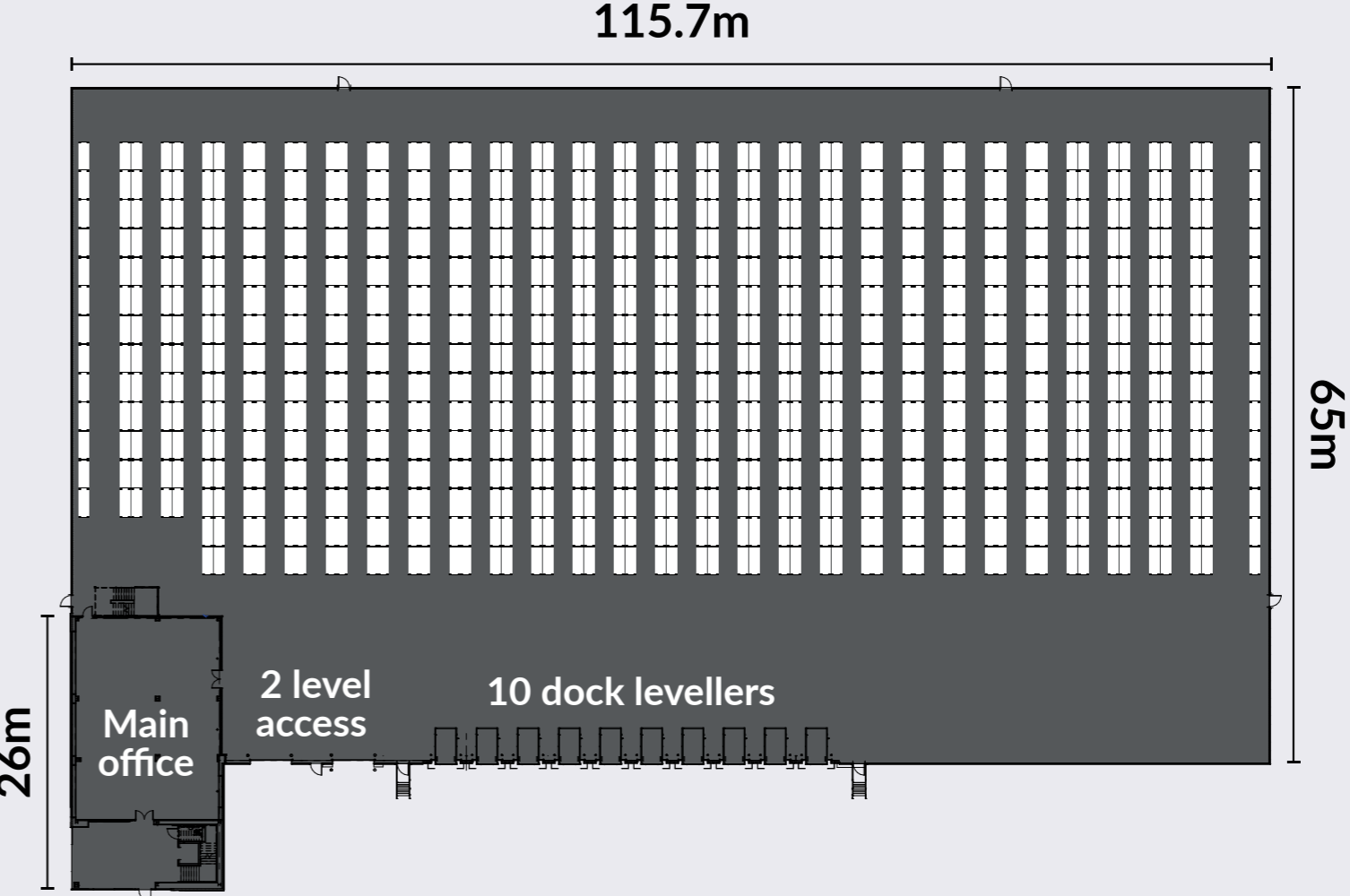
Wide aisle racking layout



9,928
pallet
spaces

Indicative racking layout

Very narrow aisle racking layout



13,224
pallet
spaces

Magnitude 88

New, improved GLP base build specification

The new unit will feature the enhanced GLP 'standard' specification 2020 which includes an ultra-modern treatment to the design of the primary office elevation together with a range of cutting-edge enhancements throughout the welfare facilities.

New innovations

The new innovations include a new feature reception, the use of natural materials and finishes throughout, acoustic panels and exposed services in the office space and an open plan kitchen and break-out area.



Enhanced 2020 spec

The new unit will feature the enhanced GLP 'standard' specification 2020 – with a range of cutting edge enhancements throughout.

2020 Spec

Modern, glazed entrance with LED feature lighting



2020 Spec

Distinctive reception area



2020 Spec

Open plan kitchen and break-out area



2020 Spec

Modern simplified building design



2020 Spec

American light oak timber finish, brightens interior spaces



2020 Spec

Environment analytics system to monitor building use

Magnitude 88

Sustainability as standard

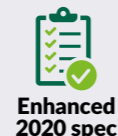
Many of our customers require their warehouse buildings to demonstrate excellent environmental performance.

GLP is now recognised across the world for delivering industry-leading warehouse buildings that continuously exceed our original environmental aspirations, while supporting our customers' business operations in many effective ways.



The GLP improved specification includes:

- ✔ BREEAM® Excellent – to all buildings
- ✔ WELL ready
- ✔ LED lighting throughout
- ✔ Low water spray taps
- ✔ 12% less embodied carbon than industry standard
- ✔ 15% less operational carbon in day-to-day operations
- ✔ Provision for electric vehicles
- ✔ Planet Mark offered for first year of occupancy to help manage energy use
- ✔ G-Hive scheme and wildflower planting to improve biodiversity
- ✔ 100% recycled and recyclable carpets
- ✔ Painted using VOC free natural paint



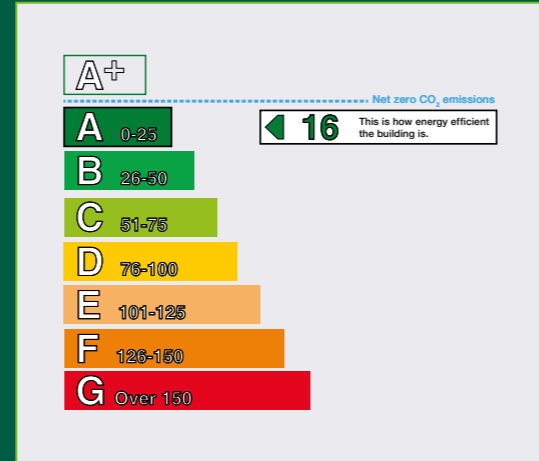
Enhanced 2020 spec

Magnitude 88 BREEAM® and energy efficiency ratings

BREEAM® UK



BREEAM® UK New Construction 2018:
Industrial (Shell and Core)



Building
Environmental
Analytics

Monitoring energy usage

Our online energy dashboard can help customers proactively manage their energy consumption.



Cost
effective

Cost-effective

We use high-quality materials and sustainable initiatives to add value and bottom-line savings through reduced operating costs.



Water
usage

Reducing water usage

Rainwater harvesting for use in toilet flushing and other non-potable applications.



Optimising
natural light

Optimising the use of natural light

Our triple skinned factory assembled rooflight solution can save up to 13% a year on running costs.



Recycling
performance

Recycled & recyclable materials

Our initiatives contribute to a greener world and offer distinct advantages to our customers and communities.



Exceeding
regulations

Exceeding requirements

GLP is a pioneer in environmentally sustainable 'eco-warehouse' development, setting the industry standard.



GLP in Europe

GLP is a leading global investment manager and business builder in logistics, real estate, infrastructure, finance and related technologies.

Our European operating portfolio consists of more than 4 million sq m across the strategic logistic markets, which is 98% leased to blue chip customers such as Amazon, UPS and Volkswagen. In addition, GLP Europe has a prime land bank which allows for the development of an additional 4 million sq m.

GLP operates globally across Brazil, China, Europe, India, Japan, the U.S. and Vietnam. Our combined investing and operating expertise allows us to create value for our customers and investors, and have US\$97 billion in assets under management in real estate and private equity funds. **Learn more at www.glp.com**



**4 million sq m
operating portfolio**



**9 million sq m
development in 30 years**



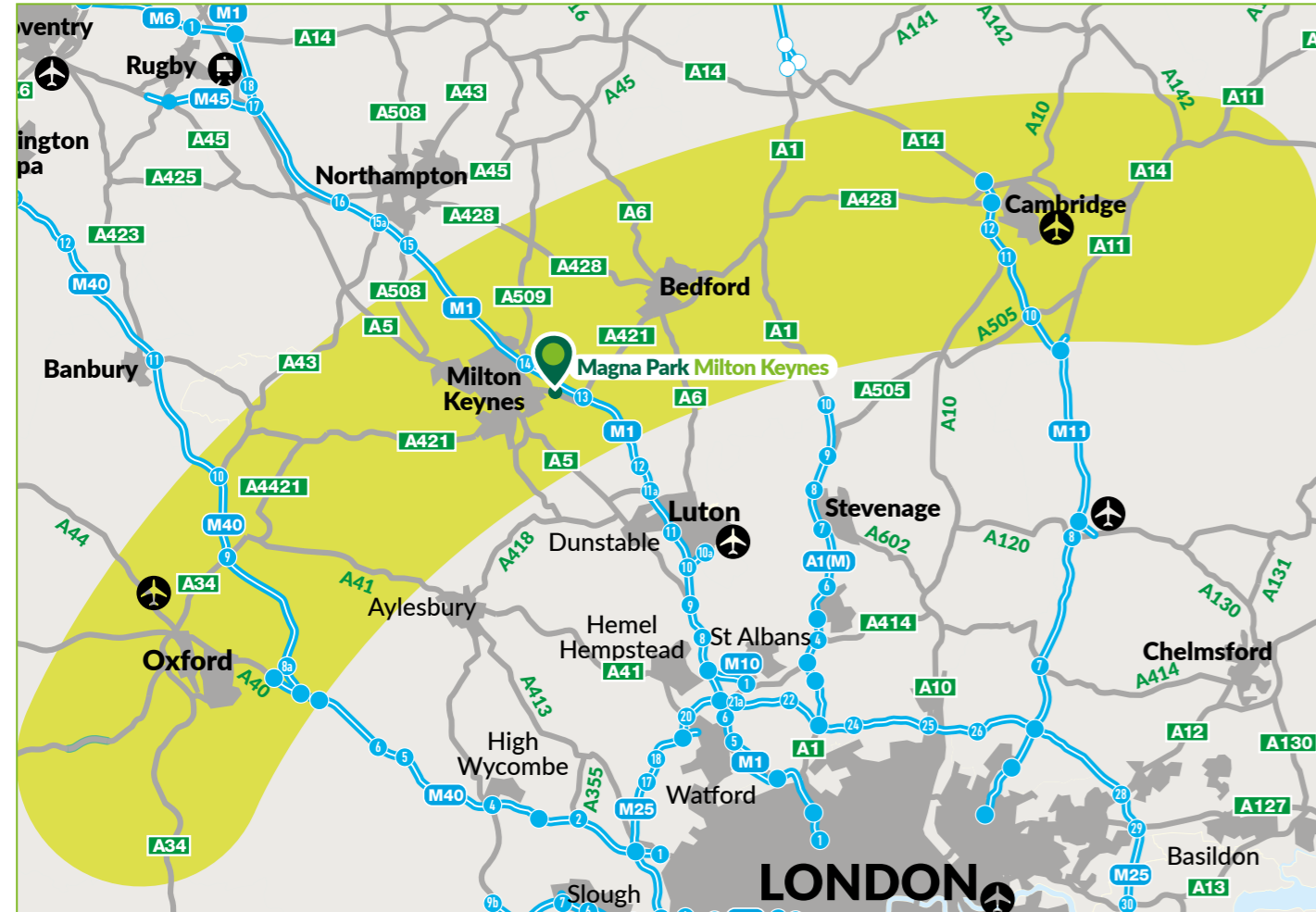
**4 million sq m
development pipeline**



**Strong
global presence**



Location & travel distances



Magna Park Milton Keynes is situated within the Oxford/Cambridge Arc.

The site is located within the established Magna Park Milton Keynes, situated on the east side of Milton Keynes and is adjacent to the A421 dual carriageway, which provides fast access to the wider national motorway network.

Destination	Miles
M1 Junction 13	2
M1 Junction 14	3
M25	36
Central London	50
Birmingham	71
Leeds	148
Manchester	153
Luton Airport	20
Heathrow Airport	49
Stansted Airport	68
Gatwick Airport	86
London Gateway	78
Southampton Port	114
Felixstowe	110



A421 single lane upgrade to full double lane dual carriageway to J13 M1 is now complete





Contacts

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GLP is committed to a policy of continuous development and reserves the right to make changes to information without notice. This brochure, the descriptions and measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. December 2020. Terms: Available leasehold – details upon application. Please contact the agents for a detailed proposal. Printed in the UK.



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