

Available Now

794,807 sq ft of Grade-A  
Logistics Space over Two Units

M1 J14 | MK16 OQE

[panattoni.co.uk/miltonkeynes](http://panattoni.co.uk/miltonkeynes)



 PANATTONI  PARK

MK

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TWO BUILDINGS ONE CAMPUS

# BRING YOUR OPERATIONS TOGETHER ON ONE CAMPUS

Panattoni Park MK offers a rare opportunity to secure 794,807 sq ft across two adjacent Grade A logistics units in Milton Keynes.

This Golden Triangle logistics scheme is rated BREEAM 'Outstanding' and provides much needed large-scale speculative development with strong reach across the UK market.

**794,807 SQ FT**  
COMBINED SQ FT

M1 NORTH  
THE MIDLANDS

**MK450**  
450,479 SQ FT

**MK345**  
344,328 SQ FT

M1

M1 SOUTH  
LONDON 51 MILES

**BREEAM<sup>®</sup>**  
**OUTSTANDING**  
★★★★★

PANATTONI.CO.UK/MILTONKEYNES

# TAILORED LOGISTICS SPACE FOR IMMEDIATE USE

PANATTONI  
**MK100**  
LONDON 1.3MILES

*Makita*

PARCEL  
FORCE  
WORLDWIDE



Mercedes-Benz

**SCREWFIX**

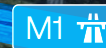


PANATTONI PARK  
**MK**

M1 SOUTH  
LONDON 51 MILES

4 MINUTES

M1/J14



A422 / H3 MONKS WAY

A422 / H3 MONKS WAY

WILLEN ROAD

SITE ACCESS



amazon  
H&M  
JOHN LEWIS  
Waitrose  
AG Barr  
GXO  
DHL

STRATEGICALLY  
CONNECTED.  
OPTIMALLY  
SCALED.

**794,807 SQ FT**  
COMBINED WAREHOUSE AREA

25



26



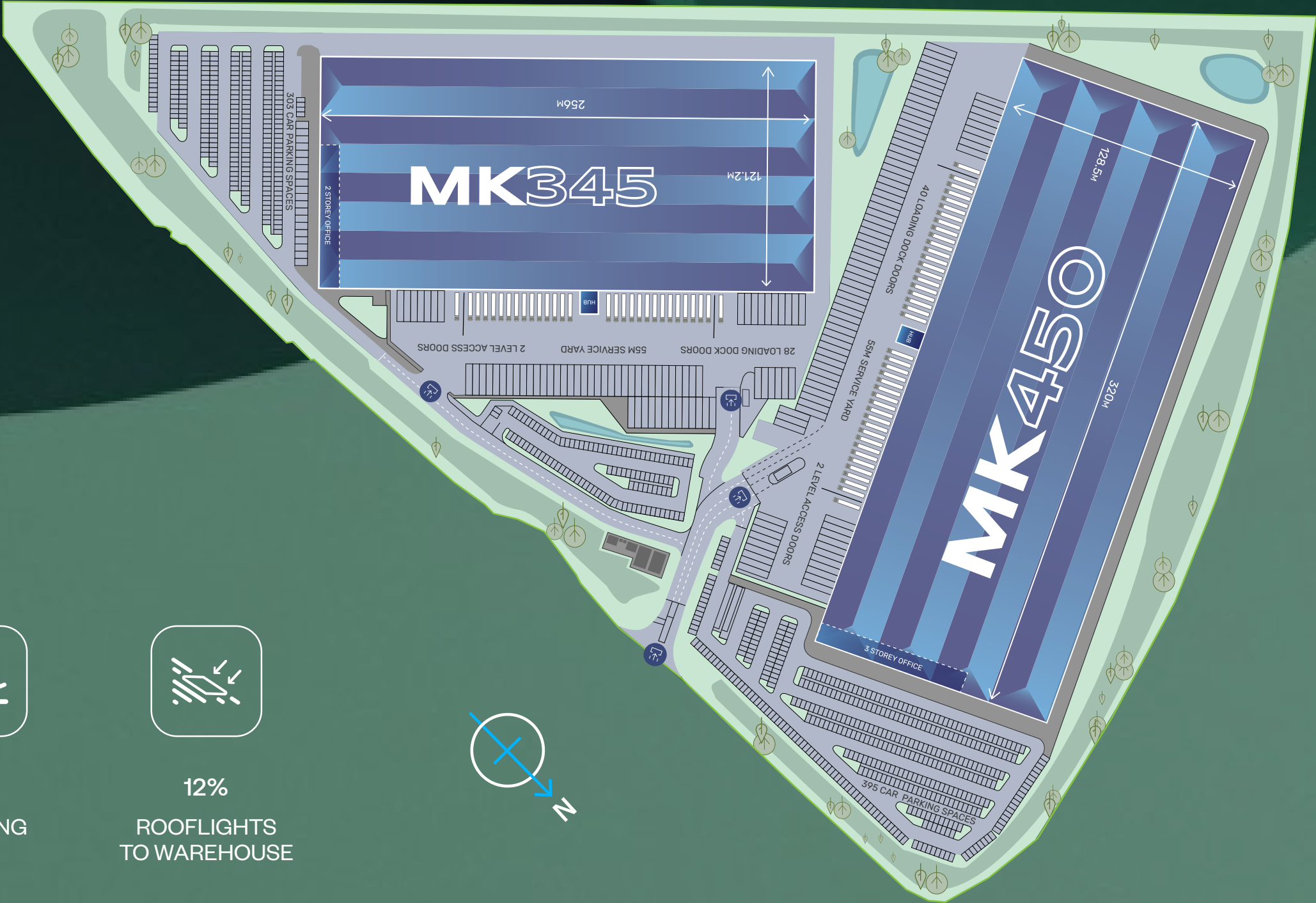
A422 / H3 MONKS WAY

PANATTONI

PARK

MK

794,807 SQ FT COMBINED SQ FT



18m  
CLEAR INTERNAL  
HEIGHT



50kN/m<sup>2</sup>  
FLOOR  
LOADING



233  
TRAILER  
PARKING SPACES



698  
CAR PARKING  
SPACES



FM1  
FLOORING



12%  
ROOFLIGHTS  
TO WAREHOUSE



68  
DOCK LOADING  
DOORS



4  
LEVEL ACCESS  
DOORS



55m  
SERVICE YARD  
PER UNIT



6.7 MVA  
COMBINED  
UNIT POWER

MK345 & MK450

|                          | SQ M   | SQ FT   |
|--------------------------|--------|---------|
| Warehouse                | 69,891 | 752,305 |
| Offices (Inc Hub Office) | 3,902  | 41,996  |
| Gatehouse                | 46     | 506     |
| TOTAL (GIA)              | 73,839 | 794,807 |

**TWO DISTRIBUTION UNITS.  
DELIVERING LOGISTICS  
EXCELLENCE.**

05

06

**MK450**

# NEXT-GENERATION SPACE FOR HIGH-PERFORMANCE OPERATIONS



# MK345

# SUSTAINABLE BY DESIGN. BUILT FOR THE FUTURE.

Panattoni Park Milton Keynes sets the standard for sustainable logistics development. Achieving net zero carbon in construction, BREEAM 'Outstanding' certification, and an EPC 'A' rating, the scheme combines environmental responsibility with operational excellence. Excellent transport links and a robust labour market complete this future-proofed proposition.



UP TO 100% CAPACITY  
PV ROOF MOUNTED  
SYSTEM



CYCLE  
PARKING



RAINWATER  
HARVESTING



WATER SAVING  
TAPS AND WCS



INSULATION &  
AIR TIGHTNESS



10% ELECTRIC  
VEHICLE CHARGING



EPC RATING  
OF 'A'



SUB-METERING OF  
ENERGY CONSUMPTION

BREEAM®

OUTSTANDING  
★★★★★

0 NET ZERO CARBON  
DEVELOPMENT



**SITE OPTIMISATION.  
HIGH SPECIFICATION.  
EXCEPTIONAL EFFICIENCY.**



[illegible]

The map displays the following locations and features:

- Major Roads:** M1, A5, A509, J14, H3 PORTWAY, LONDON ROAD, LONGWELL STREET, STANDING WAY.
- Locations:** HAVERSHAM, WOLVERTON, STANTONBURY, GREAT LINFORD, NEATH HILL, HEELANDS, TWO MILE ASH, CROWN HILL, LOUGHTON, SHENLEY CHURCH END, KNOWHILL, OLDBROOK, LEADENHEAD, COFFEE HALL, NETHERFIELD, WALNUT TREE, KENTS HILL, EAGLESTONE, FISHERMEAD, MILTON KEYNES VILLAGE, BROUGHTON, DOWNHEAD PARK, BLAKELANDS, NEWPORT PAGNELL, CALDECOTE.
- Other Features:** A green shaded area near Caldecote, a red dashed line running through the western part of the map, and a bus icon near Newport Pagnell.

changes.pods.luck

# A THRIVING ECONOMY WITH GROWING EMPLOYMENT.

Milton Keynes is positioned at the heart of the UK's logistics network. It offers businesses diverse transportation options for seamless connectivity to the Midlands, London, and the affluent markets of the South East. Panattoni Park Milton Keynes is situated just a 3-minute drive from Junction 14 of the M1.



Working Age Population (16-64): 168,400 people



Working-age population within a 30-minute drive time projected to increase by 7.8% by 2030, (equivalent to 51,460 people)



Manufacturing Sector: 9,000 employed (5.1%)



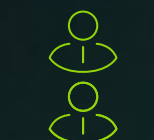
Population Growth (by 2050): Estimate of 410,000



Transport and Storage Sector: 19,000 employees, exceeding surrounding areas like Northampton and Bedford



Economic Growth: 50,000 - 90,000 new jobs



Labour Profile: 82.2% of the population is economically active



Job Seekers: 9,900 economically inactive individuals seeking employment



Panattoni is the world's largest privately owned logistics developer and Europe's largest developer of logistics property. With 58 offices around the globe, we have developed over 580 million sq ft of space. The Panattoni client list includes more than 2,500 international, national and regional companies, many of whom have completed multiple projects with Panattoni, a testament to our determination always to exceed our customer expectations.

Panattoni is synonymous with quality and we pride ourselves on delivering high specification products that are built with the assurance of a long term partnership. Above all, we enable our customers to stay ahead of the curve and future-proof their businesses.

Working in close collaboration with our occupiers, Panattoni has developed a customer-centric ethos providing state-of-the art facilities located in and around major cities and at key transportation hubs.

In Europe, we are the largest developer of logistics property having delivered over 205 million sq ft of new build space, and our extra-mile approach has seen us recognised as Top Logistics Developer for 8 years.



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