



Panattoni Milton Keynes 100

97,412 SQ FT | UNDER CONSTRUCTION

—
Speculatively Built Industrial/
Logistics Opportunity
Prime M1 Location

TO LET / FOR SALE
AVAILABLE Q3 2027

J14 M1 | MK14 5LS | MILTON KEYNES | WWW.PANATTONI.CO.UK/MK100



MK

Positioned
to Perform.

100

Connected.
Central.
Cutting-edge.

Panattoni Milton Keynes 100

Introducing Panattoni MK100 — a prime, 97,412 sq ft logistics unit strategically located at Junction 14 of the M1. Set on a 5-acre site, this speculatively built development is perfectly designed for last mile logistics, offering exceptional connectivity and operational efficiency between the Midlands and London. Scheduled for delivery in Q3 2027, Panattoni MK100 sets a new standard for modern distribution in a key location for national and regional reach.

3 miles from J14 M1.
3 miles from Central MK.

M1 / J14

6 Mins / 3 Miles

London

1Hr 30 Mins / 51 Miles

Birmingham

1Hr 10 Mins / 69.5 Miles



Site Optimisation. High Specification.

9
Dock
Doors

2
Level
Access

105
Car Parking
Spaces

21
HGV
Spaces

12.5M
Eaves
Height

40
Cycle
Spaces

22
EV Charging
Points

35M
Yard
Depth

750 KVA
Power
Supply

FM2
Flooring

Accommodation	SQ M	SQ FT
Warehouse Inc. Undercroft	8,169	87,930
GF & FF Office	880.9	9,482
Total (GEA)	9,049.9	97,412



Certified for the Future of Logistics.

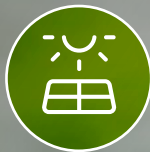
Panattoni MK100 delivers next-generation logistics space with sustainability at its core. Designed to meet the highest environmental benchmarks, the development targets net zero carbon in construction, a BREEAM Outstanding certification, and an EPC 'A' rating. With excellent connectivity and access to a strong local workforce, MK100 is a prime location for forward-thinking businesses.

- 

BREEAM Rating of 'Outstanding'
- 

'A' EPC Rating
- 

Net Zero Carbon Development
- 

Car EV Charging Points
- 

Full Roof PV Enabled
- 

Rainwater Harvesting
- 

Cycle Paths
- 

Bus Service
- 

Sustainably Sourced Timber

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

Manufacturing Sector:
9,000 employed (5.1%)

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

Labour Profile:
82.2% of the population is
economically active

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

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

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

Job Seekers: 9,900
economically inactive
individuals seeking
employment



MKI

Expanding
Employment.

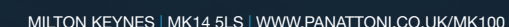
TORTOISES.SLEEP.MODEST | MK14 5LS

	MILES	TIME		MILES	TIME
Tilbury	79 miles	1 hr 25 mins	Luton	25 miles	30 mins
Southampton	115 miles	2 hrs	Heathrow	56.9 miles	1 hr
Felixstowe	117 miles	2 hrs 10 mins	Birmingham	58.3 miles	1 hr 5 mins
Liverpool	165 miles	2 hrs 50 mins	London City Airport	65.7 miles	1 hr 20 mins



The infographic is set against a dark blue background. It features three horizontal rows, each representing a different commute time. Each row begins with a circular icon: a solid green circle for 40 minutes, a green circle with a white border for 80 minutes, and a white circle with a green border for 120 minutes. To the right of each icon, the commute time is displayed in large white text. Below the time, the population and household counts are listed in smaller white text. The data is as follows:

Commute Time	Population	Households
40 Mins	2,095,865	849,551
80 Mins	17,644,974	7,072,871
120 Mins	29,373,075	11,939,830





Panattoni is the world's largest privately owned industrial real estate developer, operating across 22 countries in Europe, Asia, and North America. Across Europe and India alone, the company has delivered over 275m+ sq ft of logistics, industrial, and manufacturing space, with more than 28 million sq ft currently under construction.

Panattoni operates from 70 offices globally, including 34 offices in Europe, three in India and one in Saudi Arabia, and works with multinational occupiers, third-party logistics providers, manufacturers, and technology-led businesses. Its developments are designed as high-specification, future-ready facilities capable of supporting automation, advanced power requirements, digital operations, and evolving supply chain needs.

Panattoni's speculative development model allows it to invest through market cycles, delivering Grade A buildings in supply-constrained locations. By combining global capital strength with local expertise, Panattoni continues to provide critical industrial and logistics infrastructure that underpins trade, manufacturing, digital activity, and long-term economic growth.

To learn more about Panattoni, watch our latest video: www.panattoni.co.uk/economy

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