

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

**MMK**

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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

**MK450**  
450,479 SQ FT

**MK345**  
344,328 SQ FT

M1 NORTH  
THE MIDLANDS

M1

M1

M1 SOUTH  
LONDON 51 MILES

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

# TAILORED LOGISTICS SPACE FOR IMMEDIATE USE

PANATTONI  
**MK1000**  
LONDON 1.3 MILES

*Makita*

PARCEL FORCE  
WORLDWIDE

**SCREWFIX**



Mercedes-Benz

PANATTONI PARK  
**MK**

amazon H&M Waitrose AGBarr  
JOHN LEWIS GXO DHL

M1 SOUTH  
LONDON 51 MILES

4 MINUTES  
M1/J14

M1

M1

WILLEN ROAD

A422 / H3 MONKS WAY

A422 / H3 MONKS WAY

SITE ACCESS



**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
<b>TOTAL (GIA)</b>	<b>73,839</b>	<b>794,807</b>

# 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



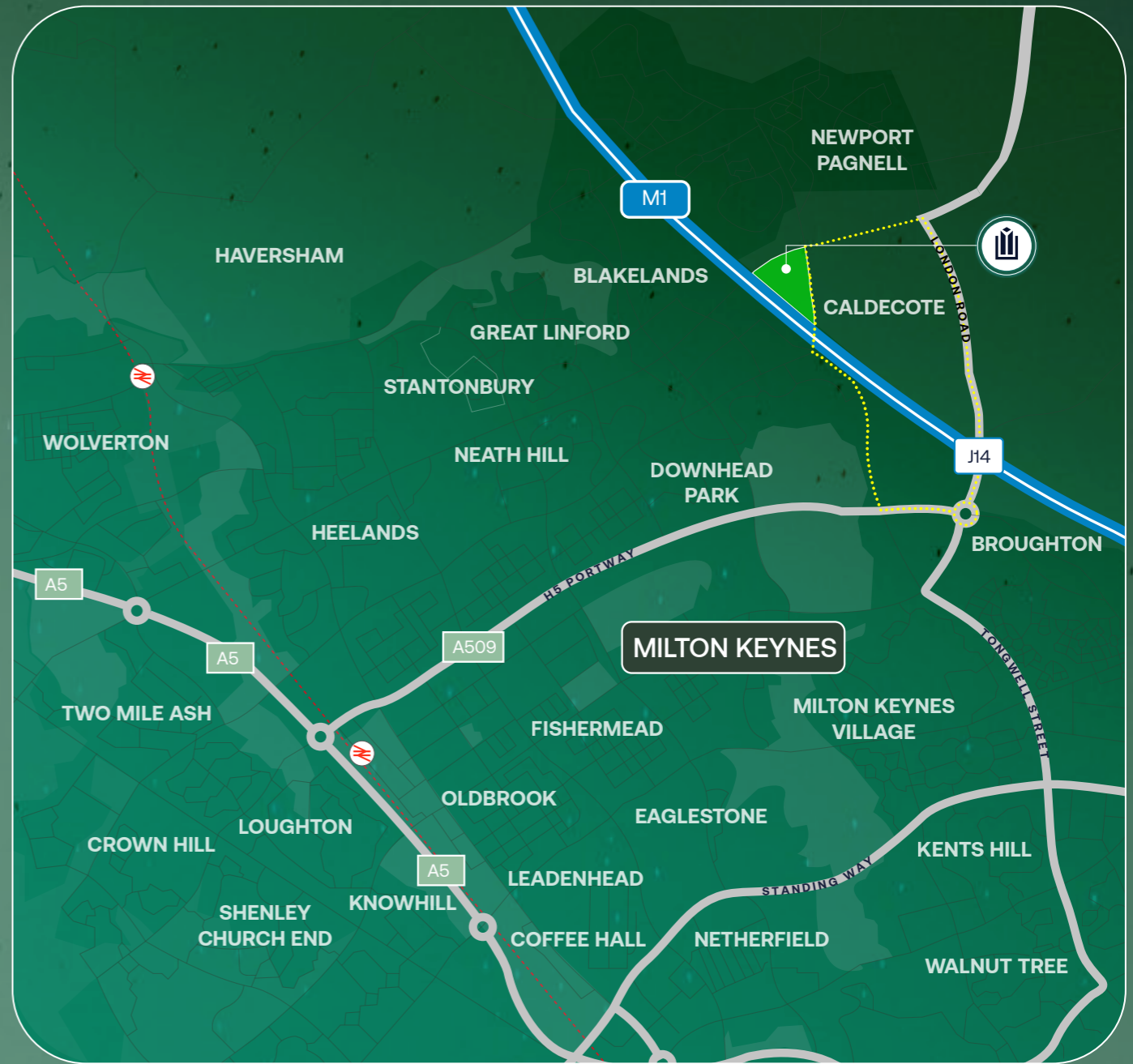
## NET ZERO CARBON DEVELOPMENT

The image shows the interior of a vast industrial warehouse. The ceiling is high and features a complex network of steel trusses and a grid of skylights that allow natural light to filter through. Numerous vertical steel columns support the structure, creating a series of bays. The floor is a smooth, light-colored concrete. In the background, there are several large roll-up doors and some vertical signs with logos and text. The overall atmosphere is clean, bright, and spacious.

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



# EXCEPTIONAL CONNECTIVITY ACROSS THE UK.



Post Code: MK16 0QE

[changes.pods.luck](https://changes.pods.luck)

	Time	Distance		Time	Distance
London	1 hr 10 mins	51 miles	A509	2 mins	1 miles
Birmingham	1 hr 20 mins	71 miles	M1 J14	4 mins	2 miles
Sheffield	2 hr	119 miles	M1 J13	9 mins	6.8 miles
Manchester	2 hr 50 mins	154 miles	M1 J6A / M25 J21	35 mins	32 miles
Liverpool	3 hr	160 miles			

	Time	Distance		Time	Distance
Luton	26 mins	24 miles	Tilbury	1 hr 26 mins	76 miles
Heathrow	50 mins	52 miles	Southampton	2 hrs 7 mins	106 miles
Birmingham	1 hr 4 mins	60 miles	Felixstowe	2 hrs 15 mins	115 miles
East Midlands	1 hr 7 mins	66 miles	Liverpool	3 hrs 5 mins	164 miles
London City Airport	1 hr 15 mins	72 miles			

# 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%)



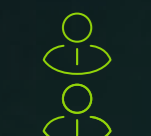
Population Growth (by 2050): Estimate of 410,000



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



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

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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