



INDURENT

PARK, MILTON KEYNES

MK1 1DR
///THINGS.UNITS.EMPLOY

FOR SALE/TO LET

A high quality industrial/distribution warehouse

M140: 141,710 SQ FT (13,165 SQ M)

Available for immediate occupation



BREEAM
'Excellent' rating.



PV panels installed,
generating energy
savings of up to
£62,000 per annum*.

UP TO
3MVA
SECURED



Warehousing that Works.

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. This industrial/distribution unit is located at Indurent Park, Milton Keynes, a strategically situated development in the centre of the established Milton Keynes industrial area.

An ideal location for Milton Keynes.

Indurent Park, Milton Keynes offers the power infrastructure to support energy-intensive operations, with a highly sustainable specification that includes a 3 MVA power supply. Designed to meet the demands of modern industrial and logistics businesses, the building provides the capacity and resilience needed for a wide range of operational requirements.



Warehousing that Works.



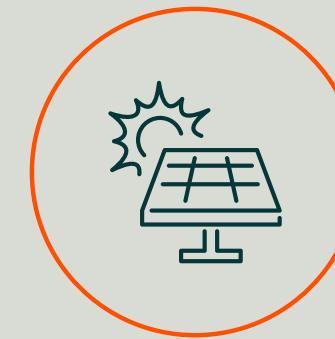
New industrial/distribution unit up to 141,710 sq ft. Available for immediate occupation.



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



BREEAM 'Excellent' with an EPC A rating.



PV panels included as standard, generating energy savings of up to £62,000 per annum.* Further PV can be installed subject to requirement.



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.



Warehousing that Works.

You're well-connected.



M1

MAGNA PARK MK



FITNESS



HOTELS



SUPERMARKETS



FUEL STATIONS



RESTAURANTS



SHOPPING



CINEMA



A5

YOKOHAMA

YAMAHA

JOHN LEWIS

DOMINOS

BIBBY DISTRIBUTION

STADIUM MK

IKEA

BLETCHAM WAY

ROYAL MAIL



TOOLSTATION

BLETCHAM WAY

SCREWFIX

TRAVIS PERKINS

WOLSELEY

SELCO

EDMUNDSON
ELECTRICAL

MARSHALL

SIEMENS

B4034

MATALAN

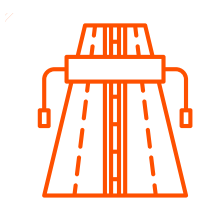
CHARLES TYRWHITT

You're well-connected.

 **6 AIRPORTS**
6 airports under 2 hours away.

 **6 MILES**
from the M1 J14.

 **46 MINUTES**
from DIRFT Rail Freight Terminal.

 **1 HOUR 30 MINS**
from London Gateway Port.

Drive times

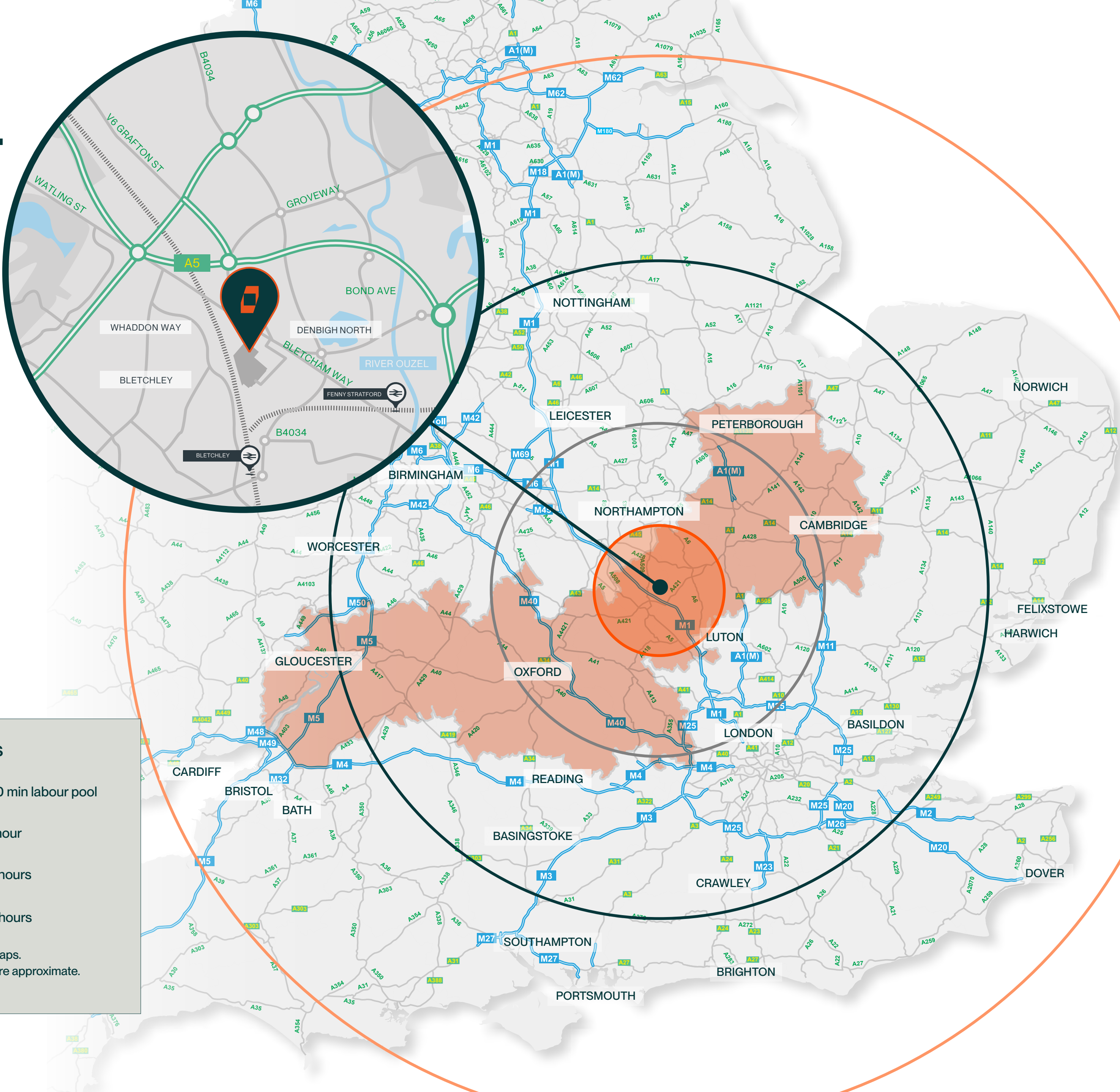
Within 30 min labour pool

Within 1 hour

Within 2 hours

Within 3 hours

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



Schedule of accommodation.

M140	
WAREHOUSE	127,286 SQ FT (11,825 SQ M)
OFFICES INC. GF CORES	14,424 SQ FT (1,340 SQ M)
TOTAL	141,710 SQ FT (13,165 SQ M)
CLEAR INTERNAL HEIGHT	12.5M
LEVEL ACCESS DOORS	1
DOCK LOADING DOORS	11
CAR PARKING SPACES	143
EV CHARGING POINTS	14
HGV PARKING SPACES	13
YARD DEPTH	50M
FLOOR LOADING	50 kN/SQ M
POWER SUPPLY	3 MVA
SOLAR	234 kWp

All floor areas are approximate gross external areas.

WAREHOUSE



BREEAM
'Excellent'



EPC
A rated

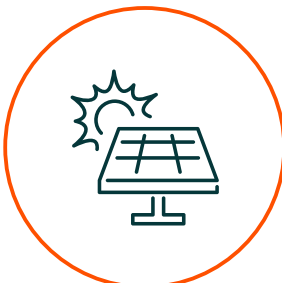


50 kN/SQ M
floor loading



15% roof
lights

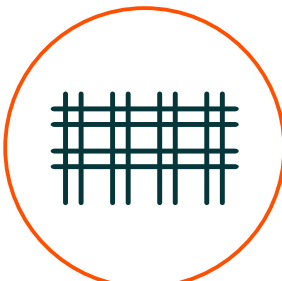
EXTERNAL



Solar PV panels
included as standard



Secured entrances
independent gates



Perimeter paladin
estate fencing



Up to 50m
yard depth



EV car
charging

OFFICES



LED lighting with
smart control



VRF heating and
comfort cooling



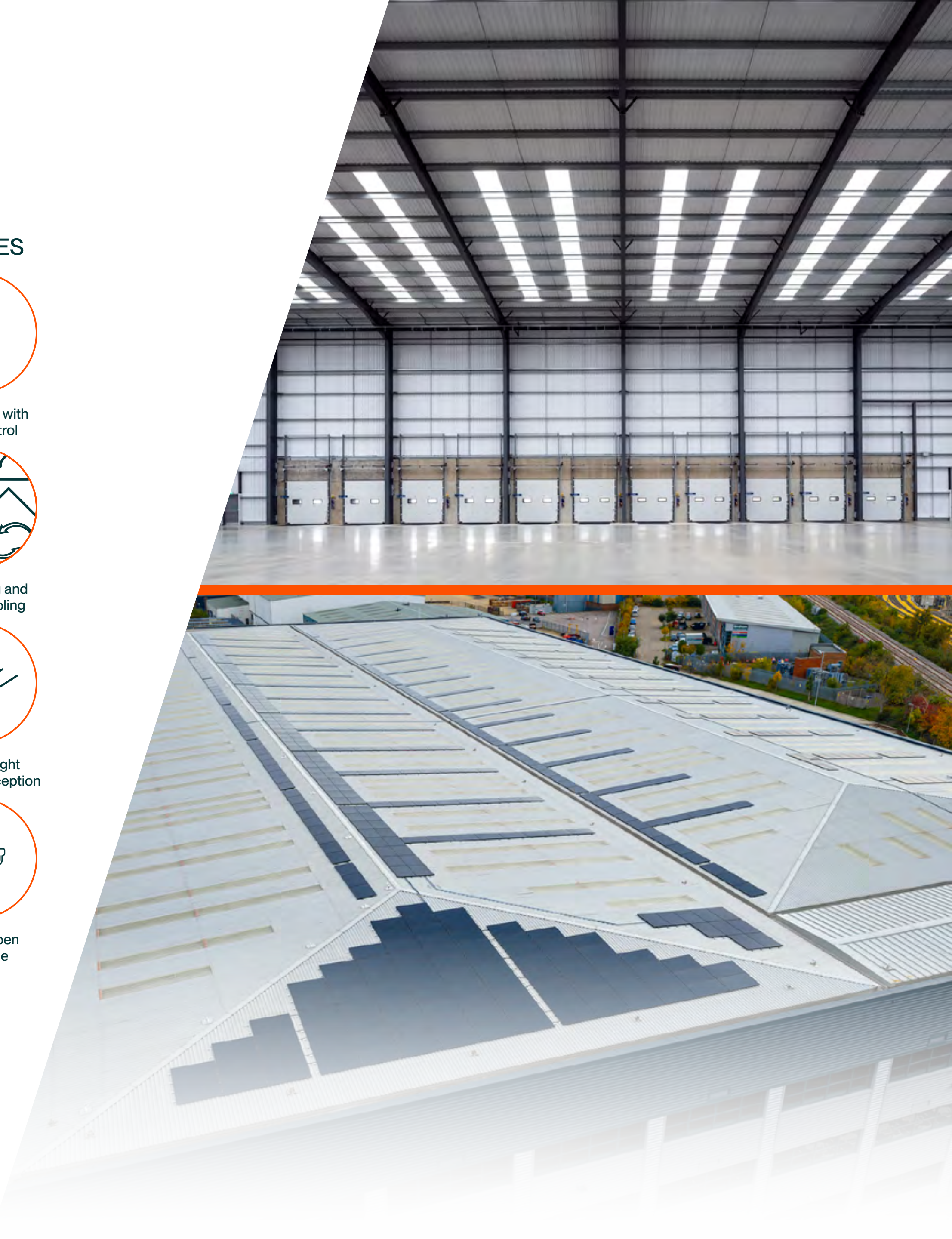
Double height
glazed HQ reception



Grade A open
plan office



Warehousing that Works.

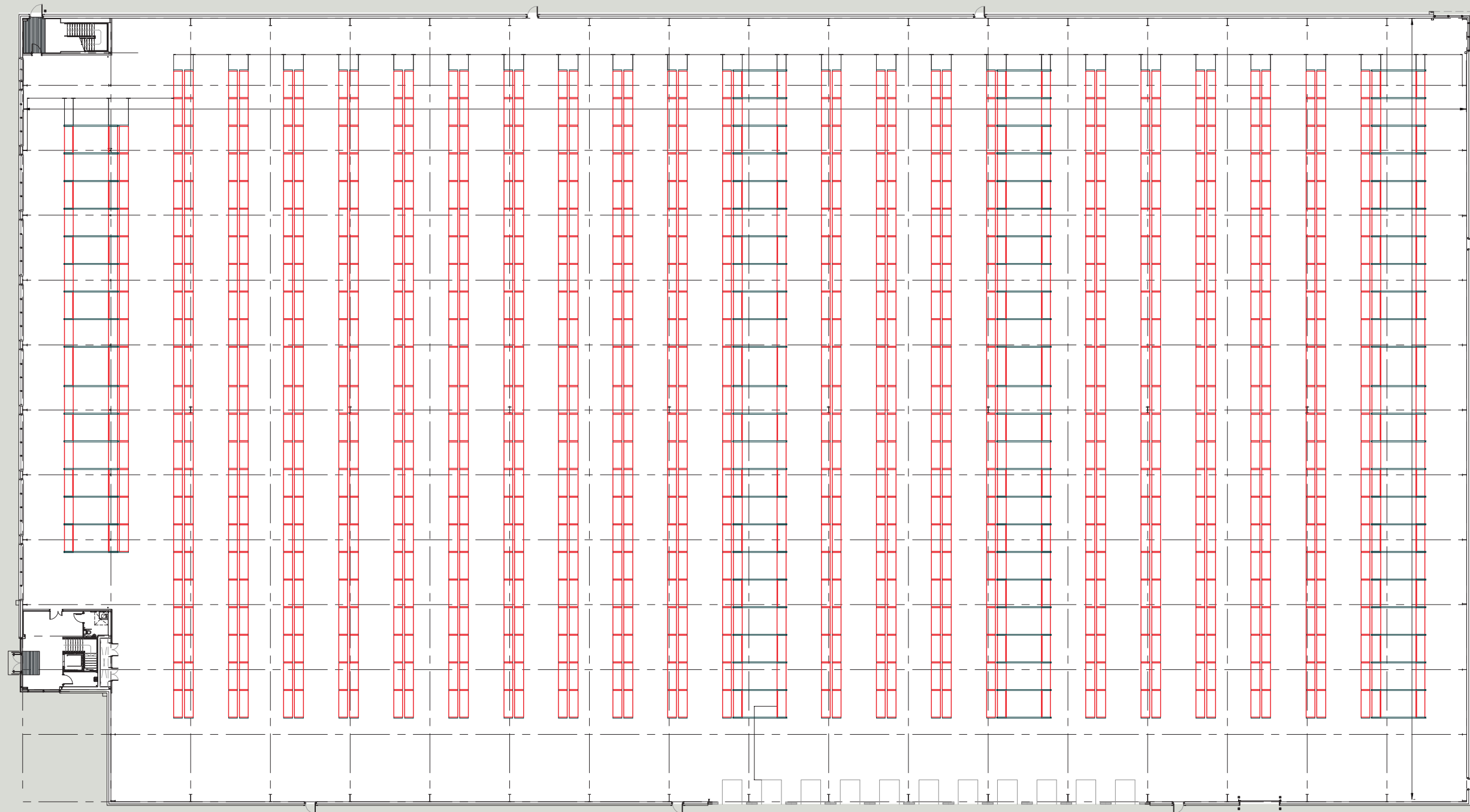


Wide plan.

WIDE RACKING LAYOUT

CAPACITY

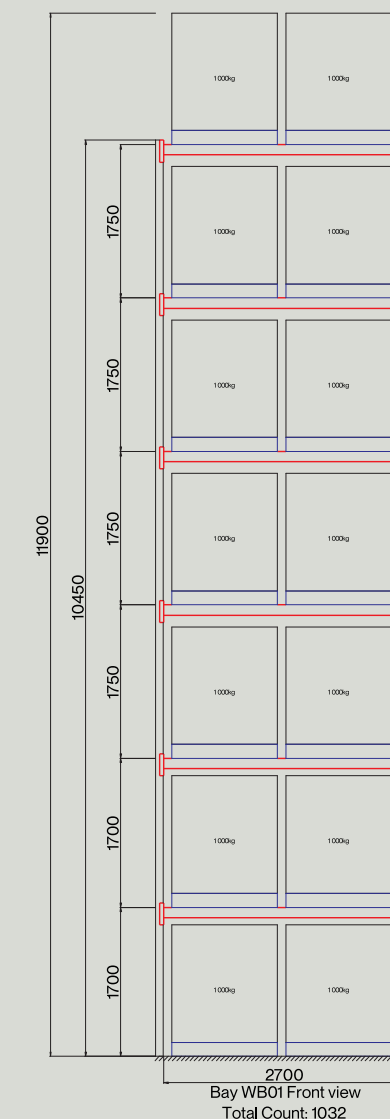
15,168 PALLETS



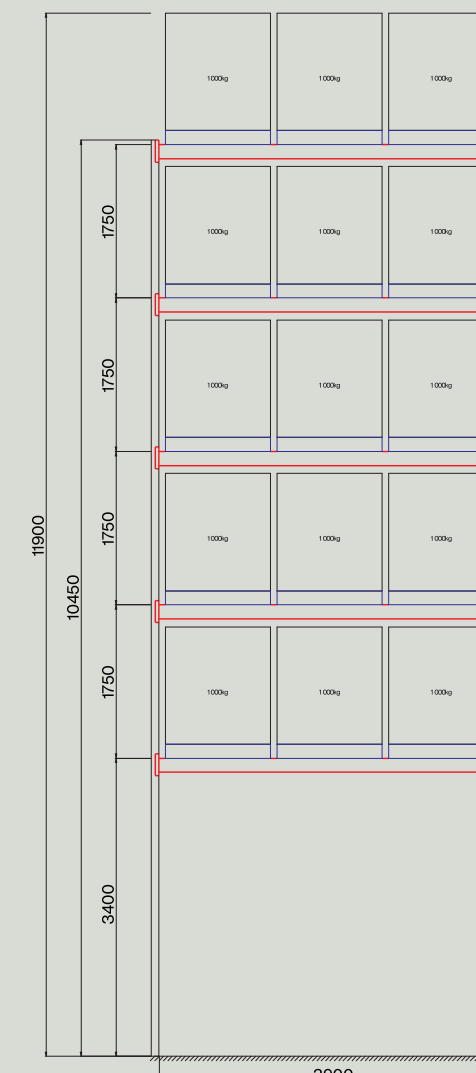
Racking plan is indicative.



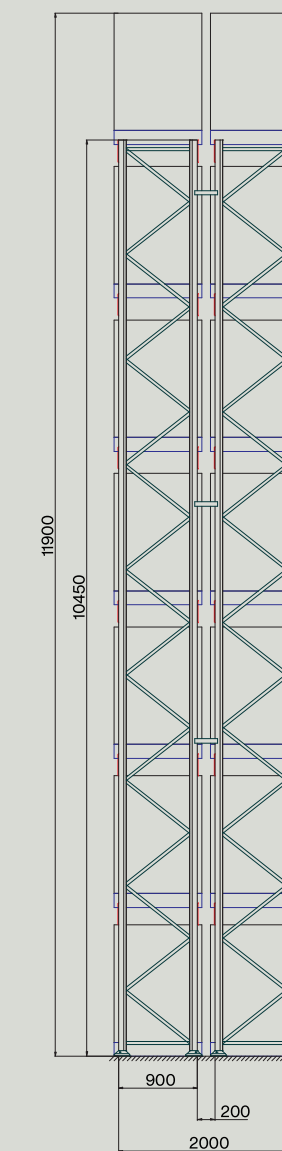
Warehousing that Works.



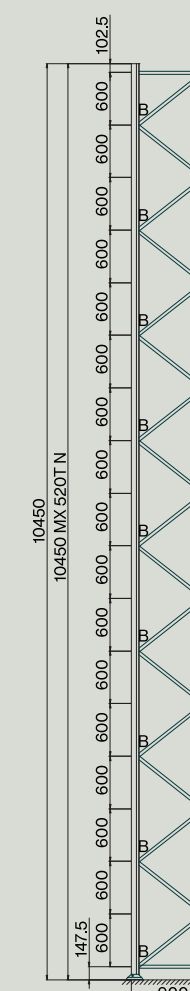
Bay WB01 Front view
Total Count: 1032



Bay WB02 Front view
Total Count: 48



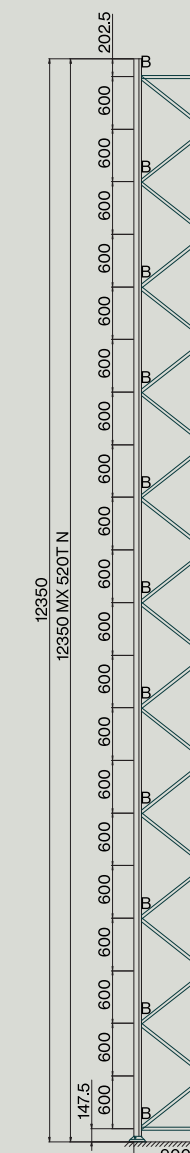
WR02 Right view



Frame WF01 - MX
Left view
Total Count: 952

FRAME KEY
T DENOTES TOP BRACING
B DENOTES BOTTOM BRACING

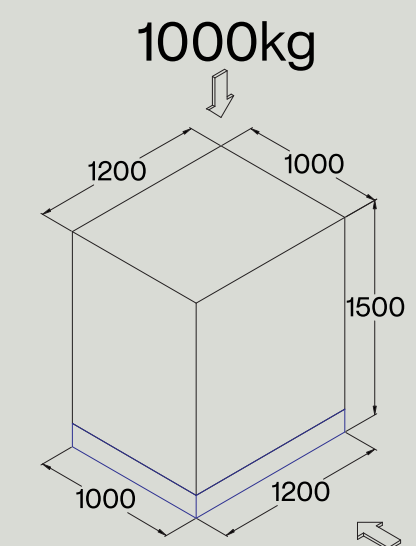
Frame Component Makeup
2 off- MXMO520T10450SZ
17 off- NKDGC1007SZ
2 off- NKDGC0799SZ
20 off- M8X66
20 off- M8S
2 off- NKBUS
4 off- M10X20
4 off- M10T
4 off- R10D30
2 off- MXFUEZ



Frame WF02 - MX
Left view
Total Count: 176

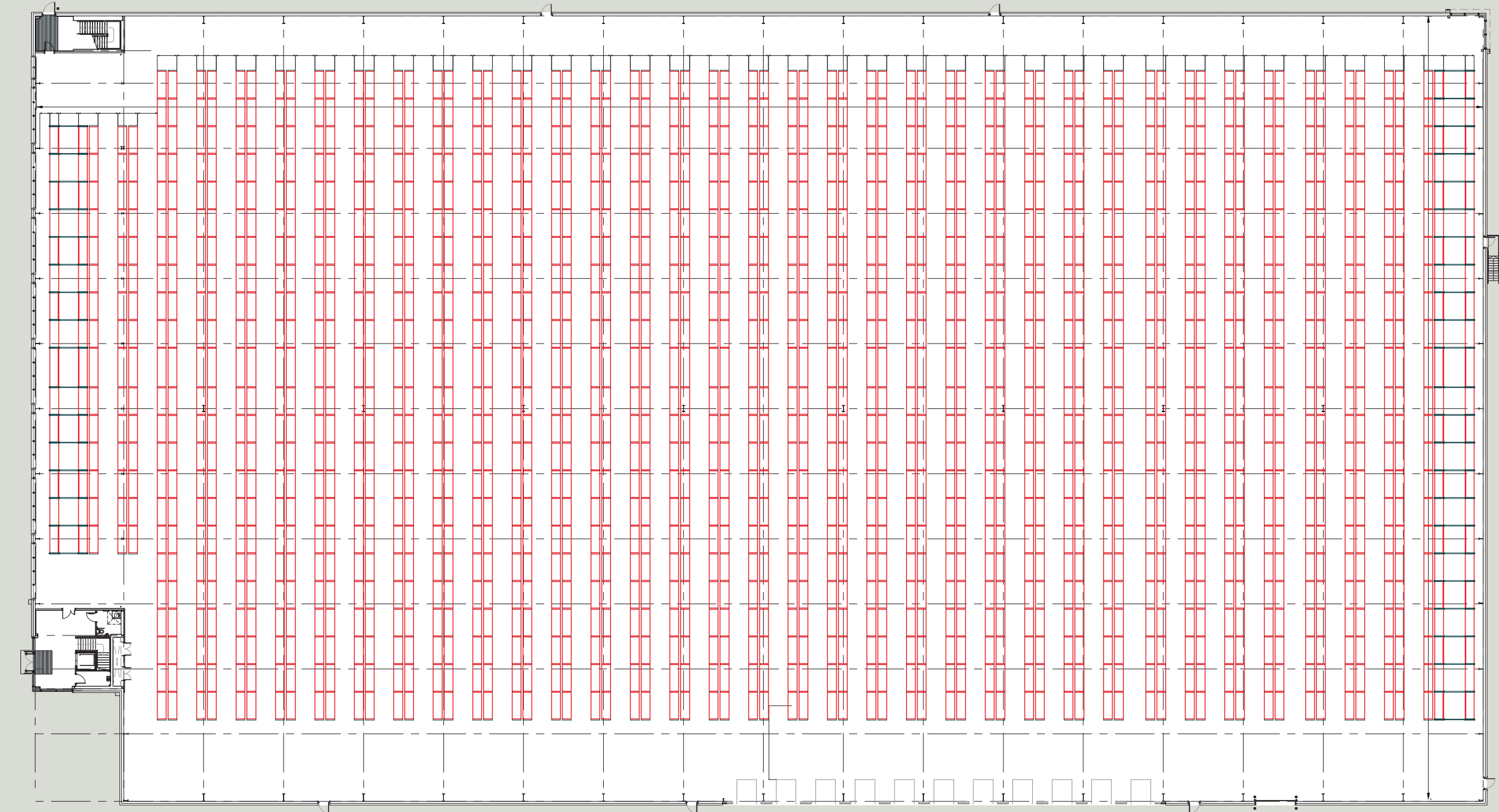
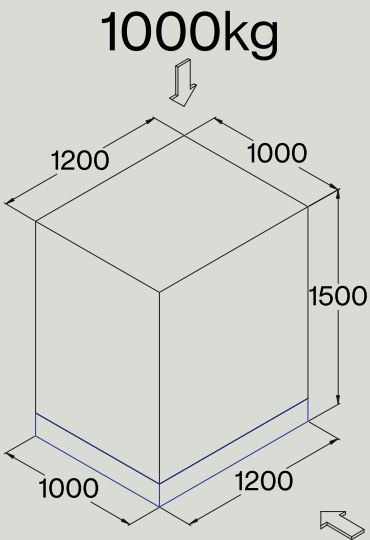
FRAME KEY
T DENOTES TOP BRACING
B DENOTES BOTTOM BRACING

Frame Component Makeup
2 off- MXMO520T12350SZ
20 off- NKDGC1007SZ
2 off- NKDGC0799SZ
23 off- M8X66
23 off- M8S
2 off- NKBUS
4 off- M10X20
4 off- M10T
4 off- R10D30
2 off- MXFUEZ

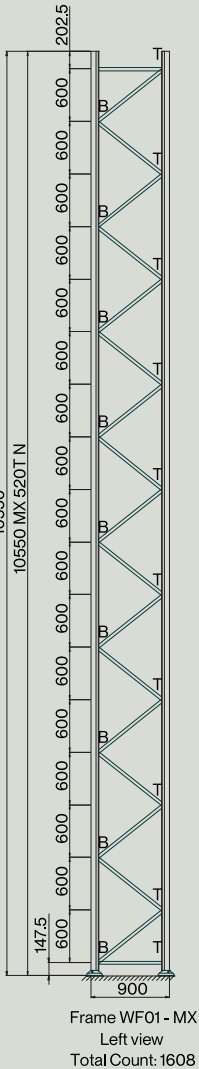
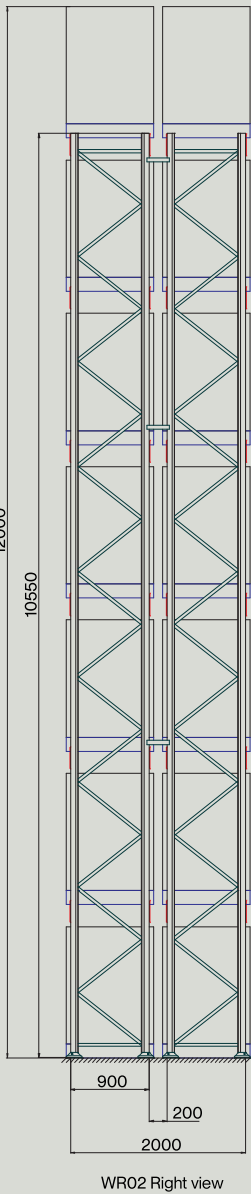
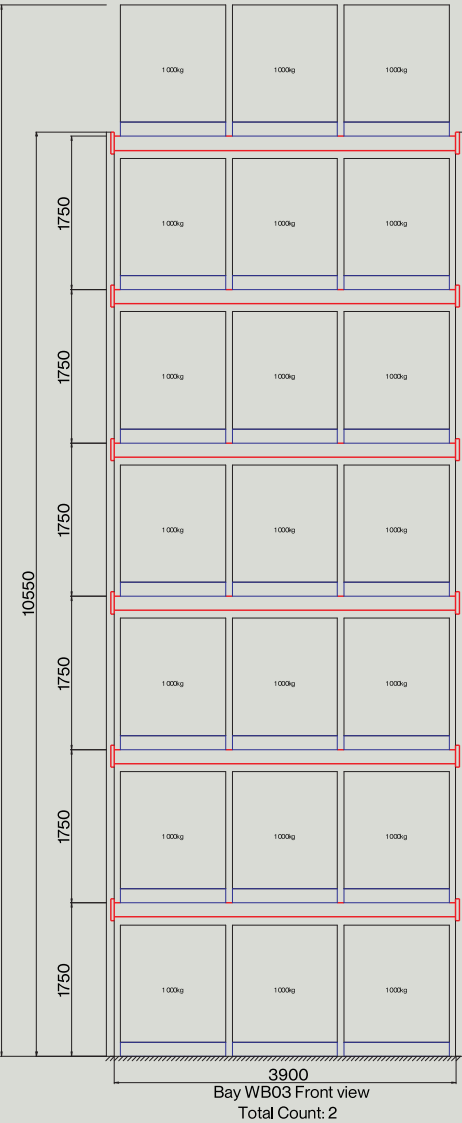
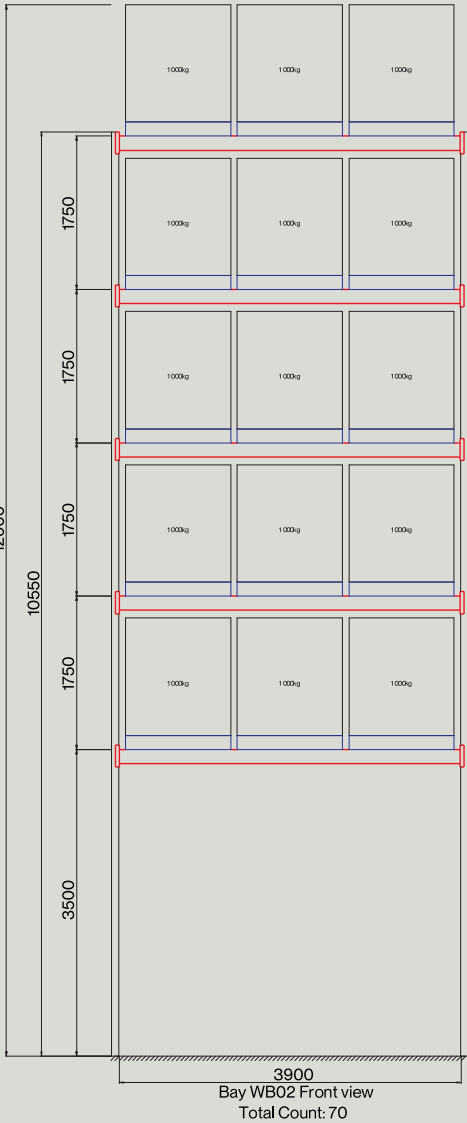
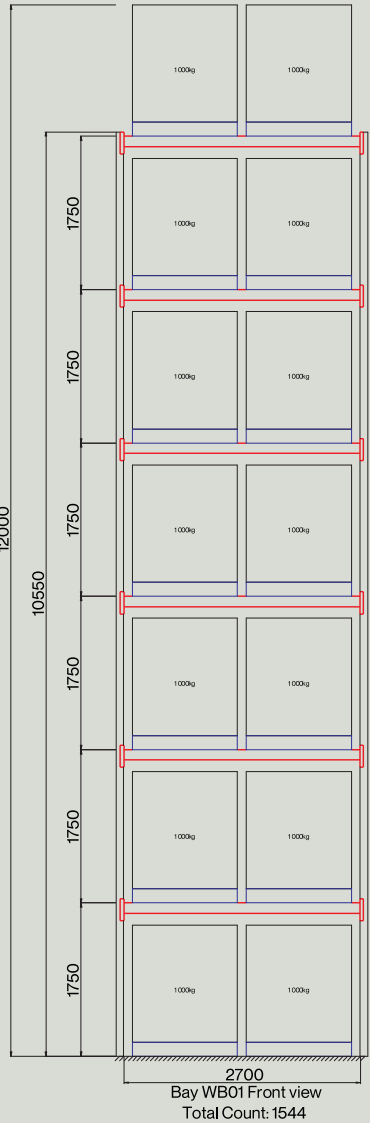


Narrow plan.

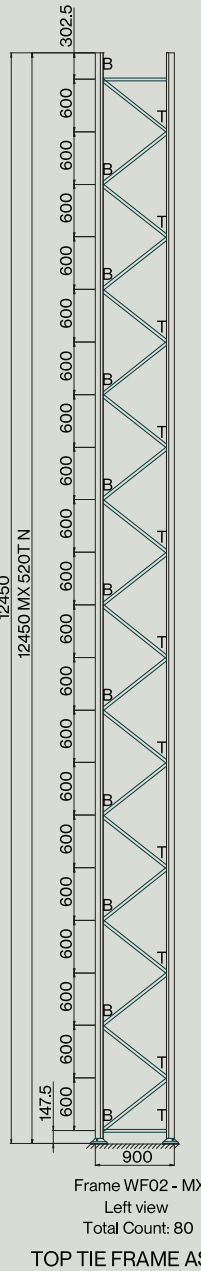
NARROW RACKING LAYOUT	
CAPACITY	22,708 PALLETS



Racking plan is indicative.



- FRAME KEY
T DENOTES TOP BRACING
B DENOTES BOTTOM BRACING
- Frame Component Makeup
2 off- MXMX520T10550SZ
17 off- NKDGC1007SZ
2 off- NKDGC0799SZ
20 off- MBS
20 off- M8X66
2 off- NKBUS
4 off- M10X20
4 off- M10T
4 off- R10D30
2 off- MXFUEZ



- FRAME KEY
T DENOTES TOP BRACING
B DENOTES BOTTOM BRACING
- Frame Component Makeup
2 off- MXMX520T12450SZ
20 off- NKDGC1007SZ
2 off- NKDGC0799SZ
23 off- M8X66
23 off- MBS
2 off- NKBUS
4 off- M10X20
4 off- M10T
4 off- R10D30
2 off- MXFUEZ

TOP TIE FRAME ASSEMBLY

Development layout.



Development layout is indicative.

Unit M140 - Total area (GEA):
141,710 SQ FT (13,165 SQ M)

UNIT M140

LET TO
WOLSELEY UK LTD

141,710 SQ FT UNIT TO LET

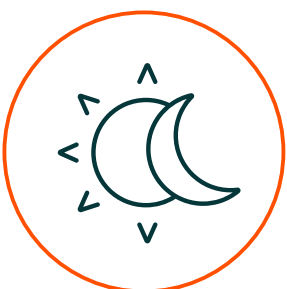
Sustainability.



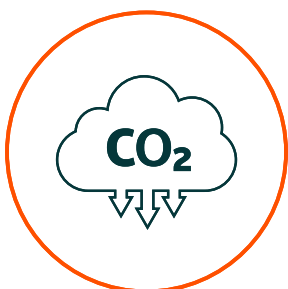
BREEAM UK New Construction 2018 (Shell & Core)
'Excellent' rating



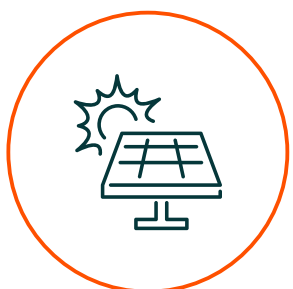
Energy Performance Certificate
A rating for excellent energy performance



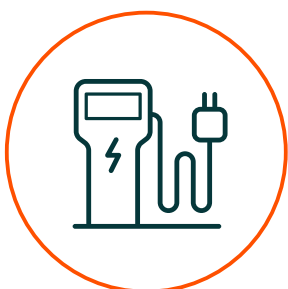
Natural Light
Optimised use of natural light with 15% roof lights and excellent office visibility



Renewable Technologies
Air source heat pumps provide reduced energy consumption and CO2 emissions



PV Panels
Potential to fund PV panels, subject to occupier requirements



Electric Vehicle Charging
EV charging points provided with provision to future-proof occupier fleet requirements



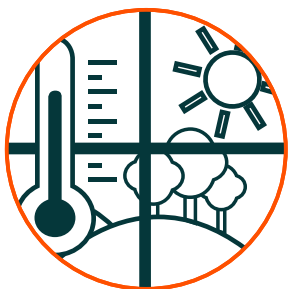
Water Regulation Technologies
Efficient sanitary-ware with low flow rates to reduce water consumption



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



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
M140	141,000 SQ FT	£15,556	£186,799
20 YEAR OLD FACILITY	141,000 SQ FT	£20,319	£243,836
COST SAVING £	-	£4,753	£62,000

COST SAVING 23%

Further information available upon request subject to commercial times.





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Warehousing that Works.