



INDURENT

PARK, MILTON KEYNES

MK1 1DR
///THINGS.UNITS.EMPLOY

HIGH QUALITY INDUSTRIAL/
DISTRIBUTION WAREHOUSE

M140: 140,566 SQ FT (13,059 SQ M)

Available for immediate occupation



Up to 1180 kVA
power provision to
units.



BREEAM
'Excellent' rating.



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



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 in Indurent Park, Milton Keynes, a strategically situated development in the centre of the established Milton Keynes town industrial area.

An ideal location for Milton Keynes.

Indurent Park, Milton Keynes is an exemplary development for a broad range of occupiers seeking to optimise their business activities in the Midlands and the rest of the UK.

This impressive building features a highly sustainable specification including 234KwP of brand new solar panels as standard.



Warehousing that Works.



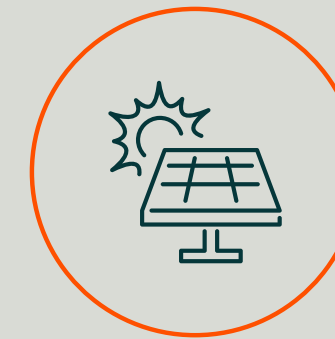
New industrial/distribution unit up to 140,566 sq ft. Available for immediate occupation.



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

A5

YOKOHAMA

YAMAHA

TESCO

ROYAL MAIL

BLETCHAM WAY

IKEA

BLETCHAM WAY

MATALAN

B4034

SIEMENS

MARSHALL

CHARLES TYRWHITT

EDMUNDSON ELECTRICAL

SELCO

WOLSELEY

TRAVIS PERKINS

SCREWFIX

STADIUM MK

BIBBY DISTRIBUTION

DOMINOS



FITNESS



HOTELS



SUPERMARKETS



FUEL STATIONS



RESTAURANTS



SHOPPING



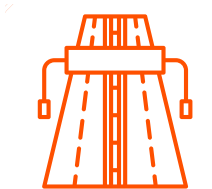
CINEMA

You're well-connected.

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

 **6 MILES**
from the M1 J14.

 **46 MINUTES**
from DIRFT Railway.

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

Drive times

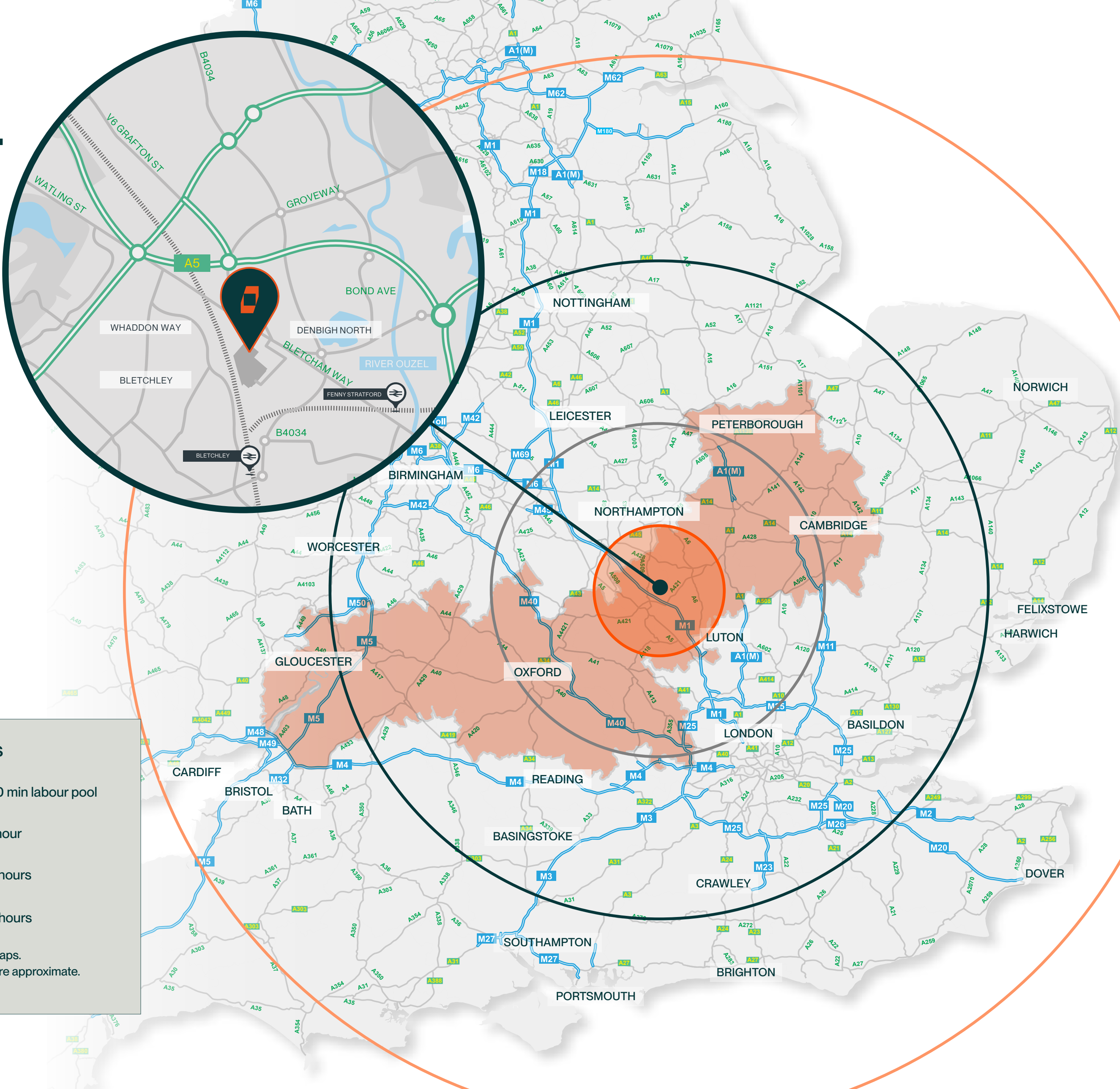
Within 30 min labour pool

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	125,324 SQ FT (11,643 SQ M)
OFFICES INC. GF CORES	15,242 SQ FT (1,416 SQ M)
TOTAL	140,566 SQ FT (13,059 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	1180 KvA
SOLAR	234 KWP

All floor areas are approximate gross internal areas.

WAREHOUSE



BREEAM
'Excellent'



EPC
A rated

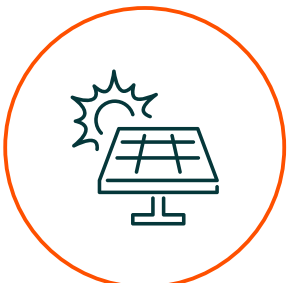


50 kN/SQ M
floor loading



15% roof
lights

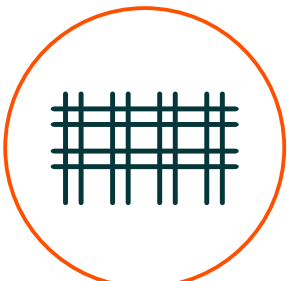
EXTERNAL



Solar PV panels
included as standard



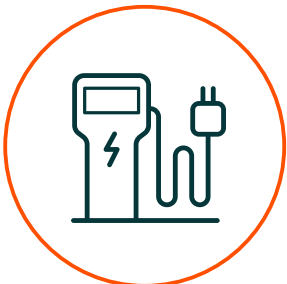
Secured entrances
independent gates



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.

Racking Plan.

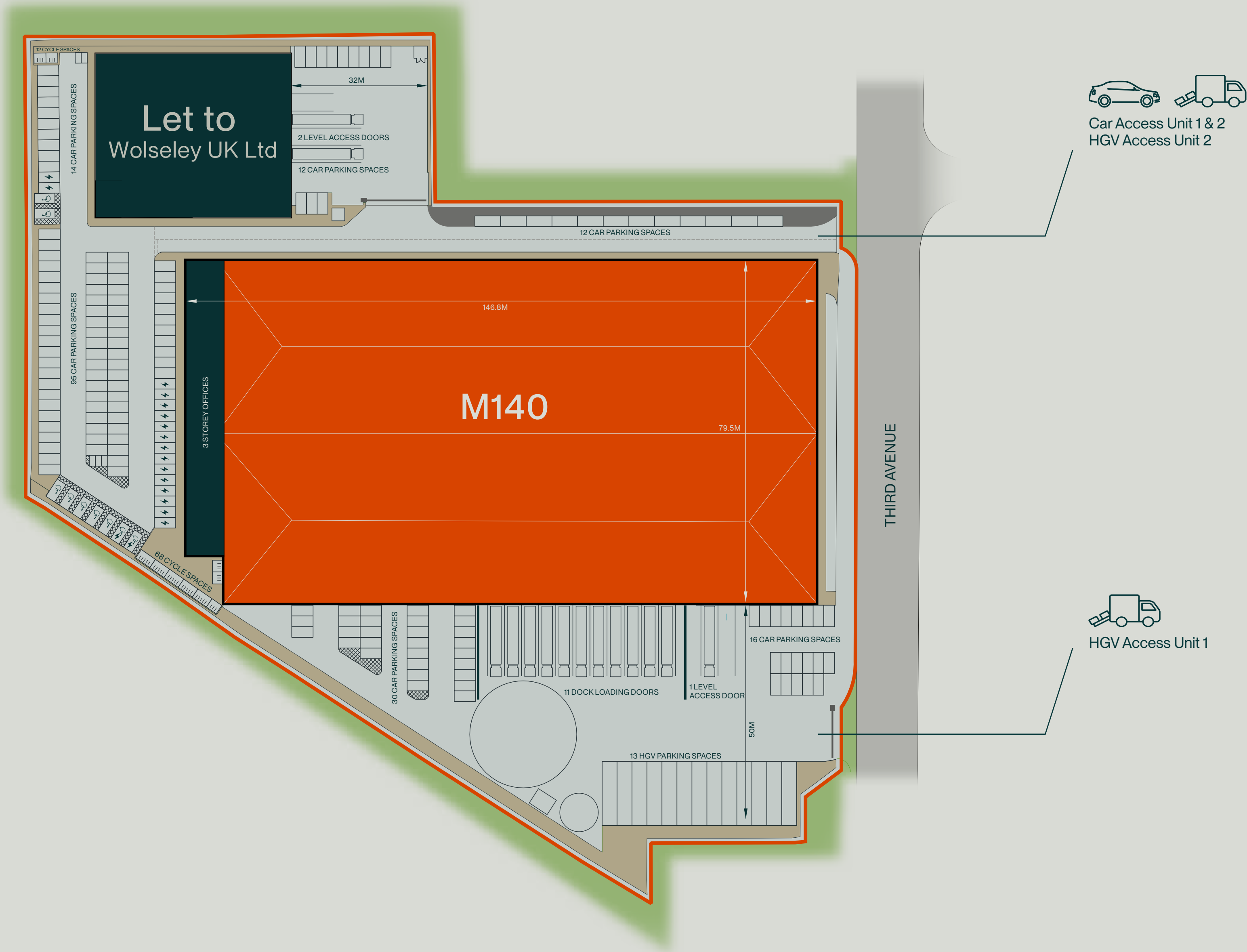
WIDE RACKING LAYOUT	
CAPACITY	23,232 PALLETS



Racking plan is indicative.



Development layout.



Development layout is indicative.

An aerial photograph of an industrial park. The central focus is a large, modern industrial building with a grey roof and dark blue exterior walls, labeled 'UNIT M140'. To its left is a smaller building with a dark roof, labeled 'LET TO WOLSELEY UK LTD'. The surrounding area includes various other industrial buildings, parking lots, and railway tracks in the foreground. The text 'Unit M140 - Total area (GEA): 140,566 SQ FT (13,059 SQ M)' is overlaid in the top left corner.

Unit M140 - Total area (GEA):
140,566 SQ FT (13,059 SQ M)

UNIT M140

LET TO
WOLSELEY UK LTD

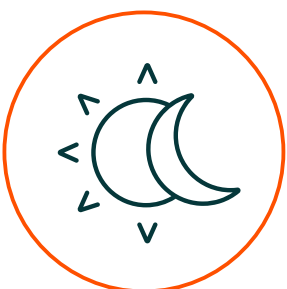
Sustainability.



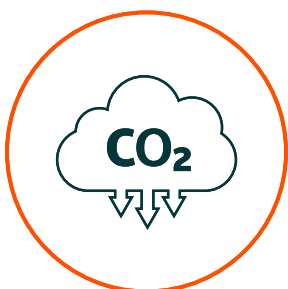
BREEAM UK New Construction 2018 (Shell & Core)
'Excellent' rating



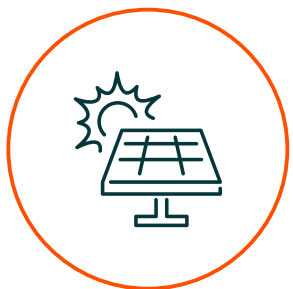
Energy Performance Certificate
A rating for excellent energy performance



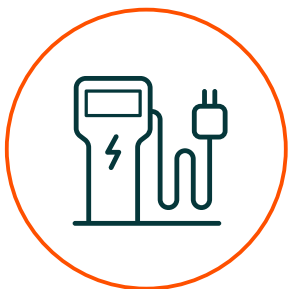
Natural Light
Optimised use of natural light with 15% roof lights and excellent office visibility



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



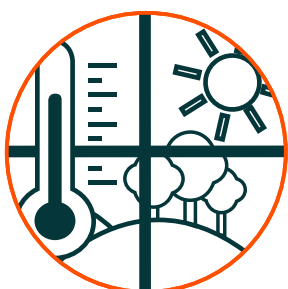
Water Regulation Technologies
Efficient sanitary-ware with low flow rates to reduce water consumption



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	140,000 SQ FT	£15,556	£186,799
20 YEAR OLD FACILITY	140,000 SQ FT	£20,319	£243,836
COST SAVING £	-	£4,753	£62,000

COST SAVING 23%

Further information available upon request subject to commercial times.



Warehousing that Works.





EDWARD SIBLEY

Asset Manager

📞 07502 574 092

✉️ edward.sibley@indurent.com



RUPERT MILNE

Director - Head of Logistics South

📞 07471 601 397

✉️ rupert.milne@indurent.com



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Warehousing that Works.

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