



# 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



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 234 kWp of brand new solar panels as standard.



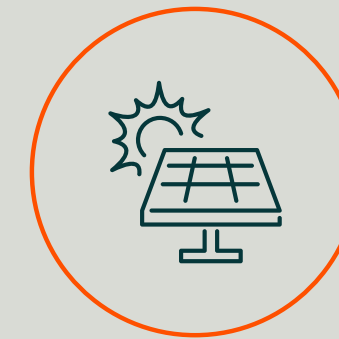
New industrial/distribution unit up to 141,710 sq ft. Available for immediate occupation.



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



BREEAM 'Excellent' with an EPC A rating.



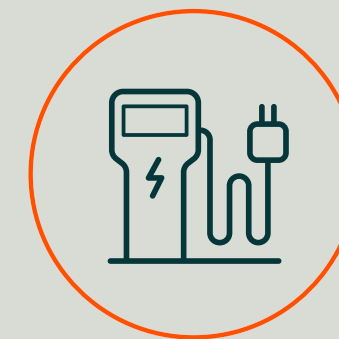
PV panels included as standard, generating energy savings of up to £62,000 per annum.\* Further PV can be installed subject to requirement.



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.



Warehousing that Works.

# You're well-connected.

- FITNESS
- HOTELS
- SUPERMARKETS
- FUEL STATIONS
- RESTAURANTS
- SHOPPING
- CINEMA

M1

MAGNA PARK MK

A5

YOKOHAMA

YAMAHA

TESCO

DOMINOS

BIBBY DISTRIBUTION

BLETCHAM WAY

ROYAL MAIL

STADIUM MK

STADIUM MK

IKEA

TOOLSTATION

BLETCHAM WAY

SCREWFIX

TRAVIS PERKINS

SELCO

EDMUNDSON ELECTRICAL

MARSHALL

MATALAN

WOLSELEY

SIEMENS

B4034

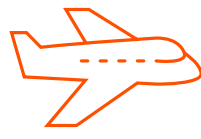
CHARLES TYRWHITT

# You're well-connected.



## 6 AIRPORTS

6 airports under 2 hours away.



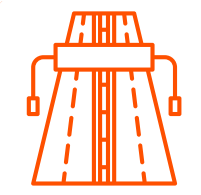
## 6 MILES

from the M1 J14.



## 46 MINUTES

from DIRFT Railway.



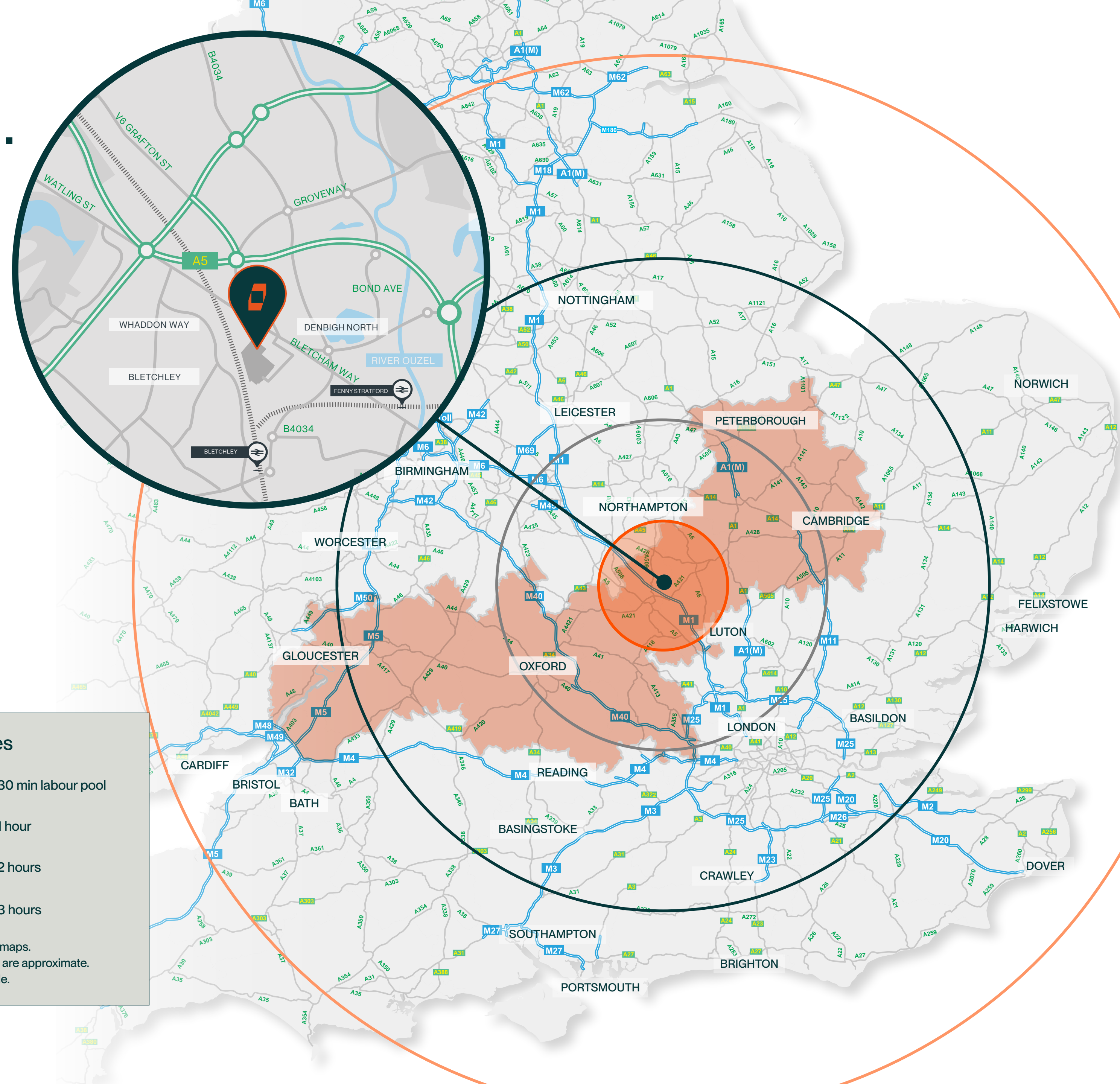
## 1 HOUR 30 MINS

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.



Warehousing that Works.

# 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)
<b>TOTAL</b>	<b>141,710 SQ FT (13,165 SQ M)</b>
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 external areas.

## WAREHOUSE



BREEAM  
'Excellent'



EPC  
A rated

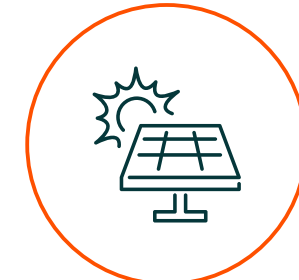


50 kN/SQ M  
floor loading



15% roof  
lights

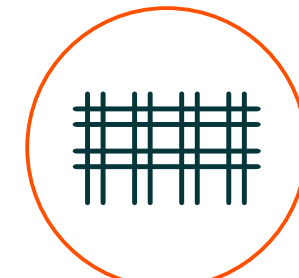
## EXTERNAL



Solar PV panels  
included as standard



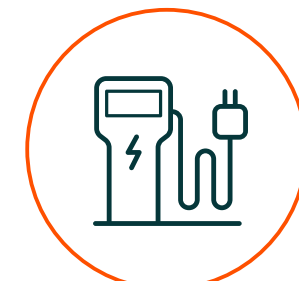
Secured entrances  
independent gates



Perimeter paladin  
estate fencing



Up to 50m  
yard depth



EV car  
charging

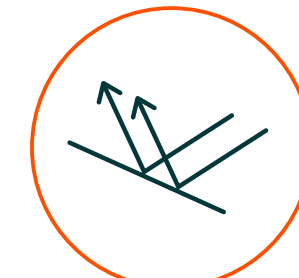
## OFFICES



LED lighting with  
smart control



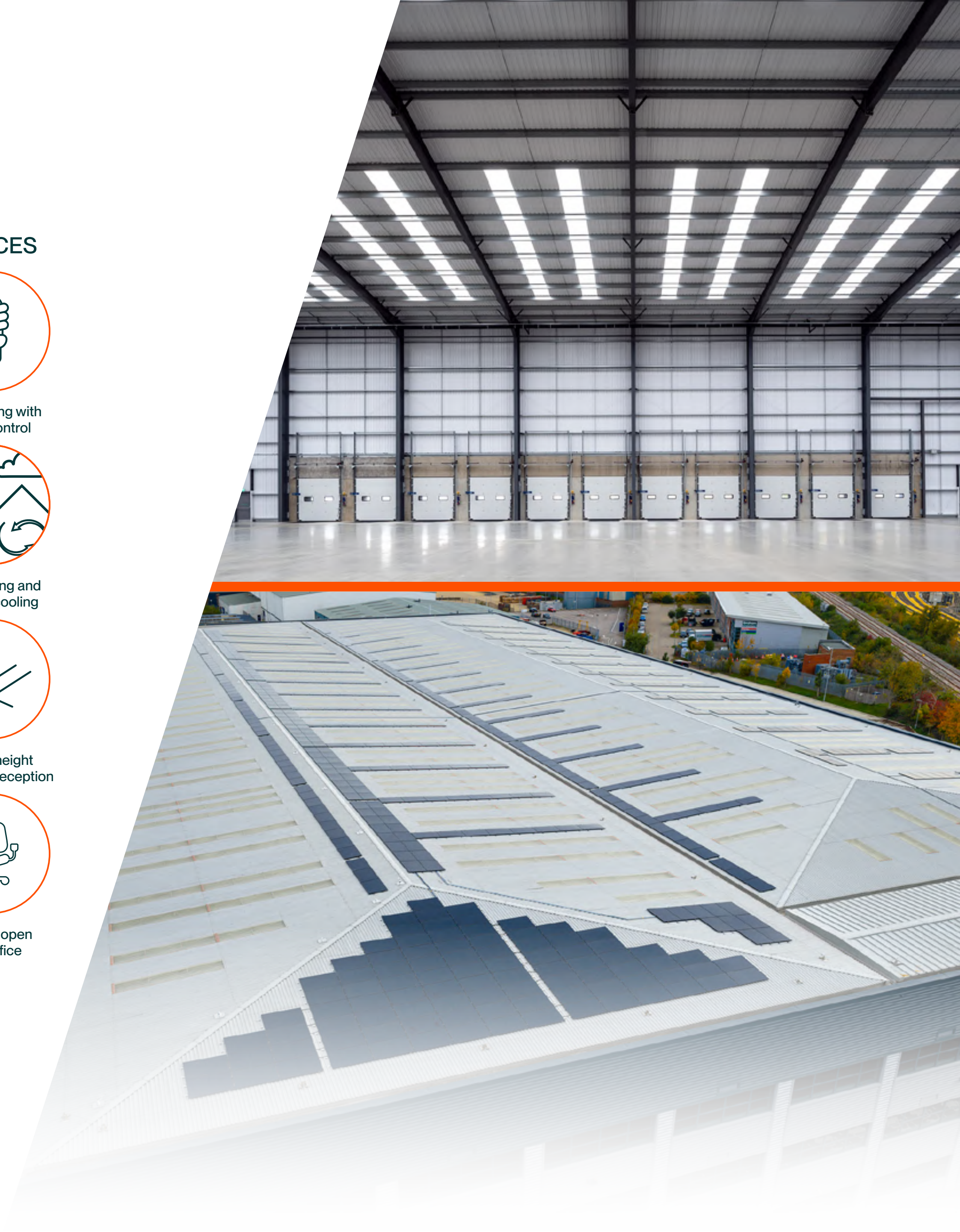
VRF heating and  
comfort cooling



Double height  
glazed HQ reception

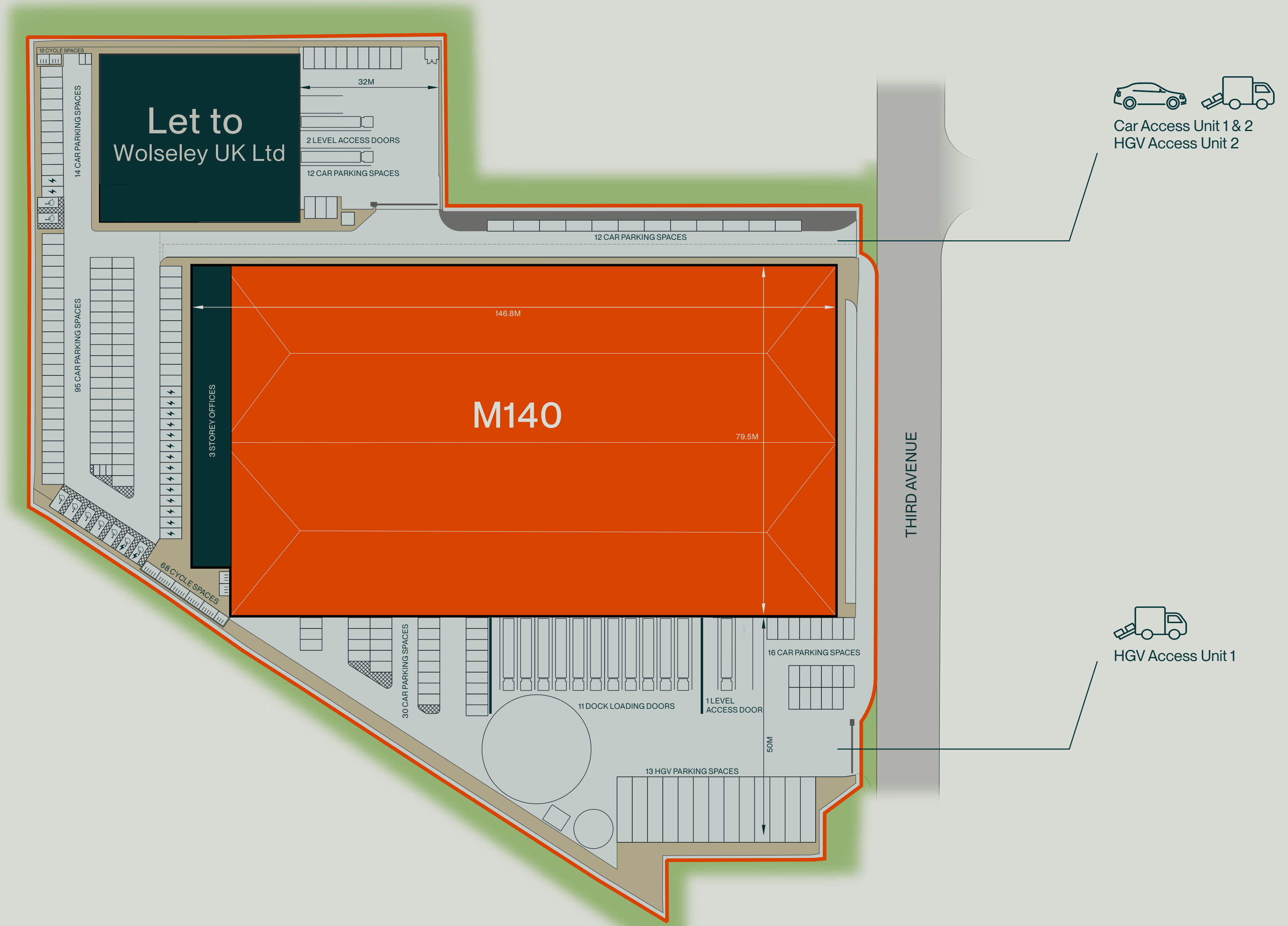


Grade A open  
plan office





# Development layout.



Development layout is indicative.

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

LET TO  
WOLSELEY UK LTD

UNIT M140

140,566 SQ FT UNIT TO LET



# Sustainability.



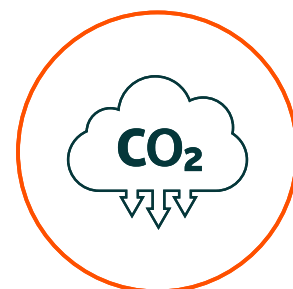
**BREEAM UK New Construction 2018 (Shell & Core)**  
 'Excellent' rating



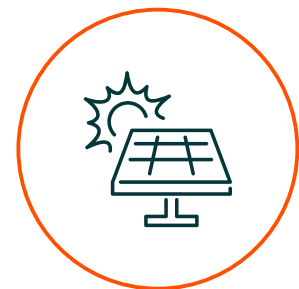
**Energy Performance Certificate**  
 A rating for excellent energy performance



**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



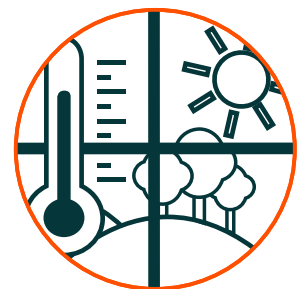
**Water Regulation Technologies**  
 Efficient sanitary-ware with low flow rates to reduce water consumption



**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
<b>COST SAVING £</b>	-	<b>£4,753</b>	<b>£62,000</b>

**COST SAVING 23%**

Further information available upon request subject to commercial times.





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