



Grade A speculative logistics development

UNIT 2

71,737 SQ FT
(6,664 SQ M)

AVAILABLE NOW



Trammell Crow Company

Sat Nav: MK6 4AG
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COREMiltonKeynes.com



➡ Milton Keynes Central Station Milton Keynes Town Centre

A421 Standing Way

UNIT 3

UNIT 2
71,737 SQ FT
(6,664 SQ M)

UNIT 1
221,775 SQ FT
(20,603 SQ M)

Merton Drive

V6 Grafton Street

A5

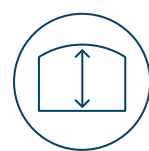
Within 5 minute drive to:
MK1 Shopping Park, Odeon Milton
Keynes, McDonalds, KFC, TGI Fridays,
ASDA, IKEA and Tesco Extra

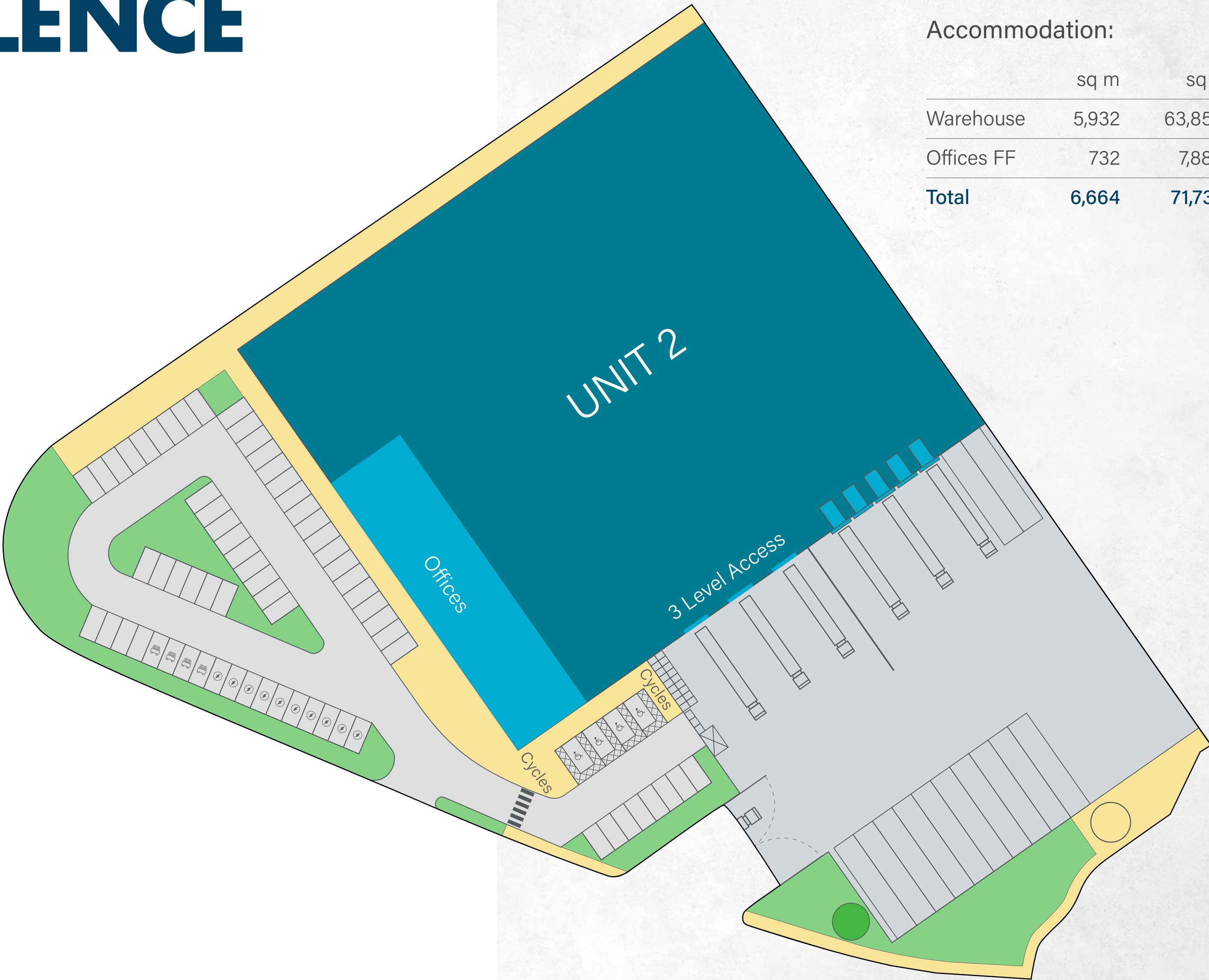
A wide-angle photograph of a large, modern industrial warehouse. The interior features a high ceiling with a complex steel truss system and translucent skylight panels. The floor is a smooth, light-colored concrete. On the left, there are several large, white roll-up doors. In the background, a two-story mezzanine structure with a white facade and metal railings is visible. The overall atmosphere is clean, bright, and spacious.

This is logistics at its most logical

EXCELLENCE

by Design

-  **15m**
Clear internal height
-  **50kN/m²**
Floor loading
-  **5**
Dock levellers
-  **3**
Level access doors
-  **55m**
Yard depth
-  **Grade A**
Offices
-  **72**
Car parking spaces
-  **12**
HGV spaces
-  **23**
Cycle parking spaces
-  **0.6MVA**
Power (expandable)



Accommodation:

	sq m	sq ft
Warehouse	5,932	63,854
Offices FF	732	7,883
Total	6,664	71,737

SUSTAINABLE

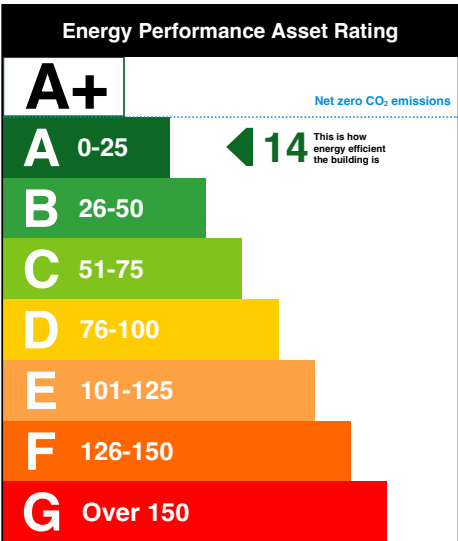
by Design



Net Zero Carbon development



BREEAM 'Excellent'
Shell and Core accreditation
and EPC 'A' ratings



Our strategic partnership with Altus Power will enable clean electrification as a ready-to-go solution for customers at CORE Milton Keynes.

Additional PV installation, through our funding partner, can provide renewable energy to **offset operational carbon** at reduced cost to standard network supplies.

100% PV ready roof structure; 10% base-load PV installed

Material selection and constructions underpinned by Carbon Footprint analysis

95% re-use or recycling of site-won materials

15% rooflights and facade windows to warehouse loading areas

Fully controlled, ultra-efficient LED lighting internally and externally

Waste segregation and recycling facilities

Sustainable storage and discharging of rainwater. Water conservation appliances

Cycle, scooter, motorbike shelters and shower/ changing facilities

Multi-modal EV charging (cars, HGVs, cycles, scooters and motorbikes)

Energy and fuel monitoring and management systems

Onsite and offsite biodiversity and ecology enhancements

Landscaped amenity and wellbeing areas

Enhanced building envelope thermal performance

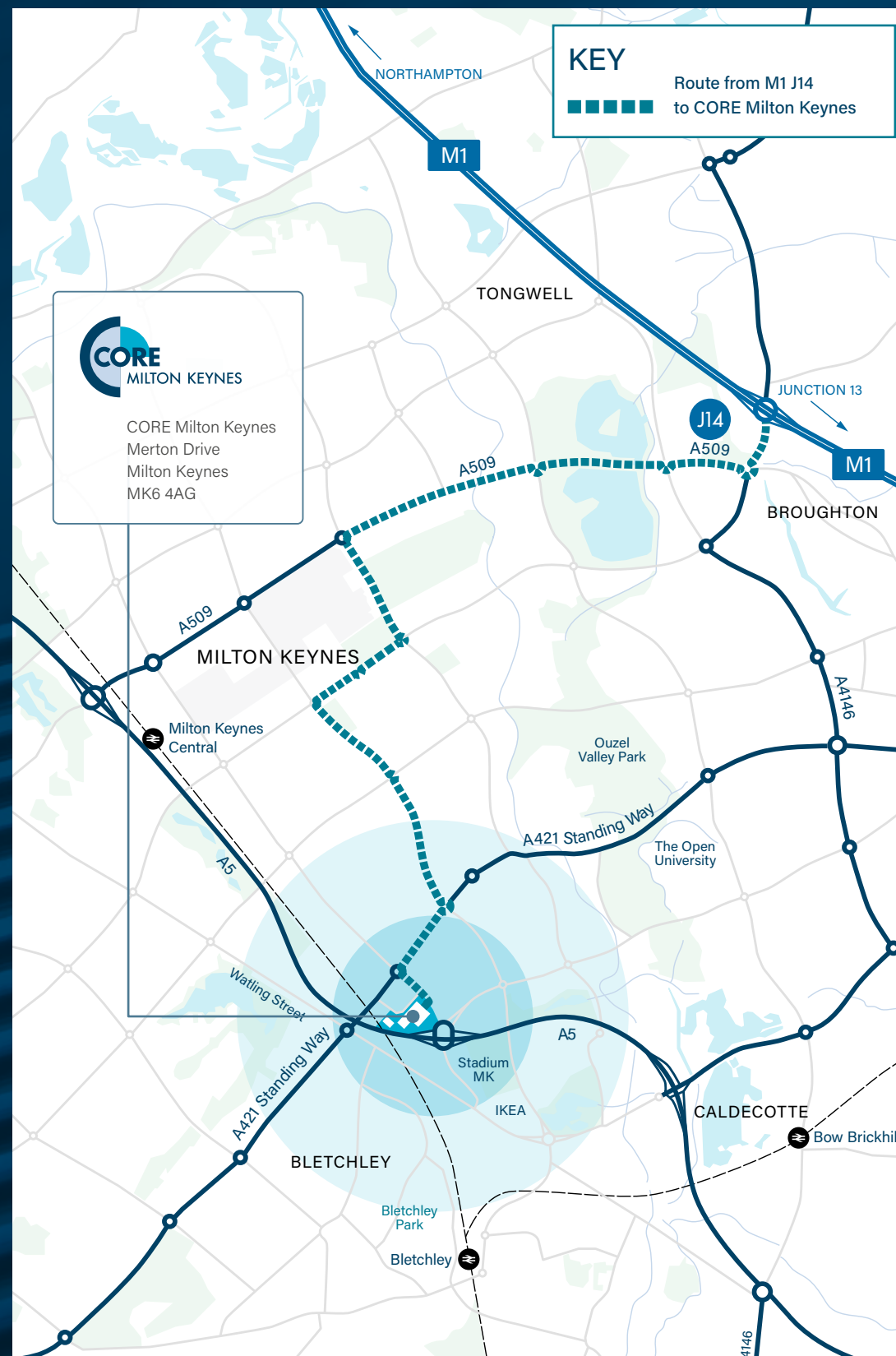
Direct access to immediately adjacent Milton Keynes Redway for cycling, running, walking or wheeling



COREMiltonKeynes.com



by Design



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