core MILTON KEYNES

COREMILTONKEYNES.COM

Next Generation
Logistics / Industrial Development

Available for Occupation

To Let / May Sell

Unit 1 221,775 Sq Ft
Unit 2 71,737 Sq Ft
Combined 293,512 Sq Ft

Trammell Crow Company

A prime logistics / industrial development with immediate access to the A5



Core Milton Keynes delivers next generation logistics / industrial units



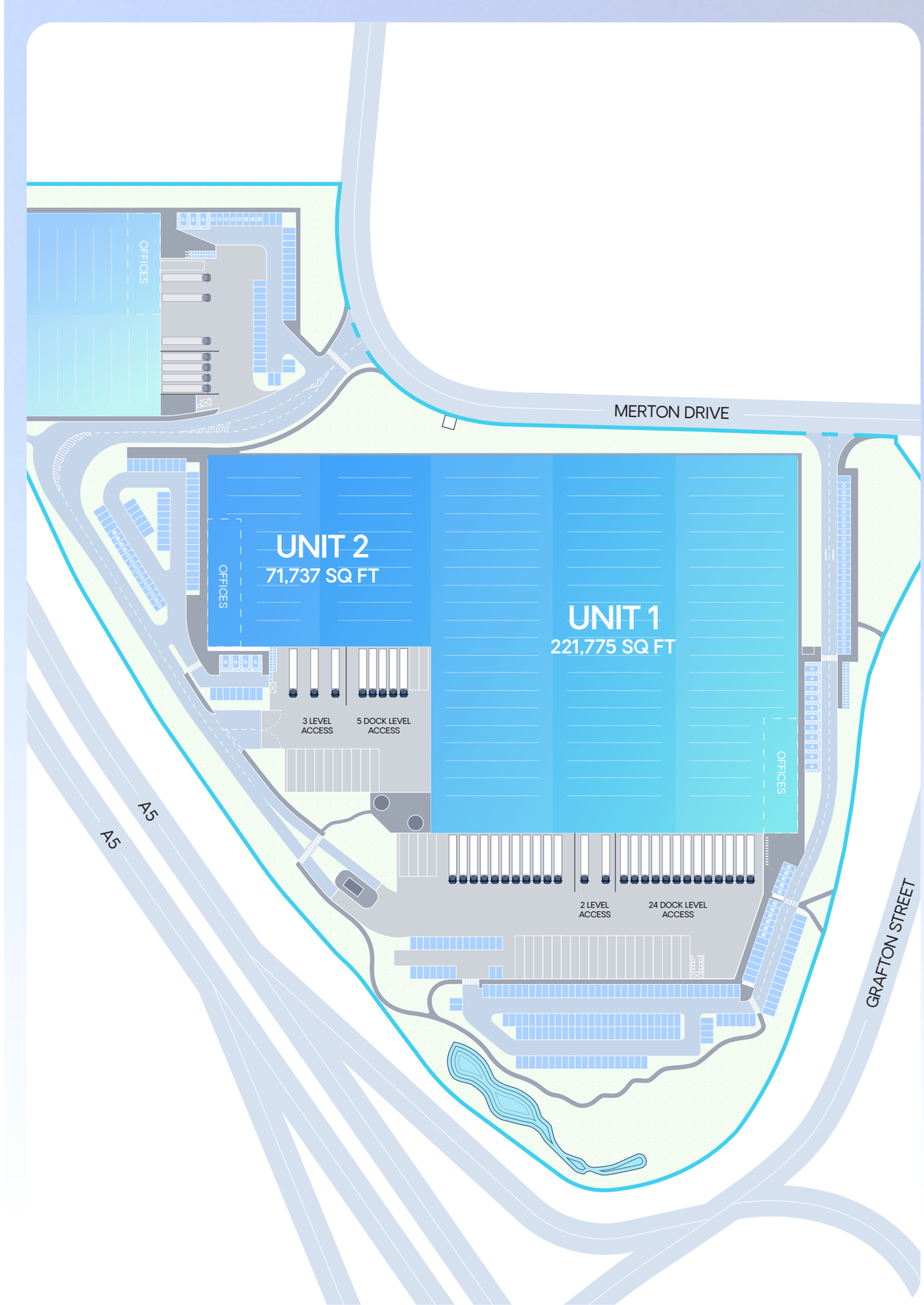
Units
combined

- 1.5MVA power (expandable)
- 2x 55m yard depth
- 50kN/m2 floor loading
- 15m clear internal height
- 29 dock level doors & 5 level access doors
- Grade A offices
- 291 car parking spaces
- 35 HGV spaces
- 80 sheltered cycle parking
- Addition of air source heat pumps
- BREEAM Excellent & EPC A
- 100% PV ready roof structure 10% installed
- 15% rooflights and facade windows
- Onsite EV charging points
- Onsite biodiversity & ecology improvements

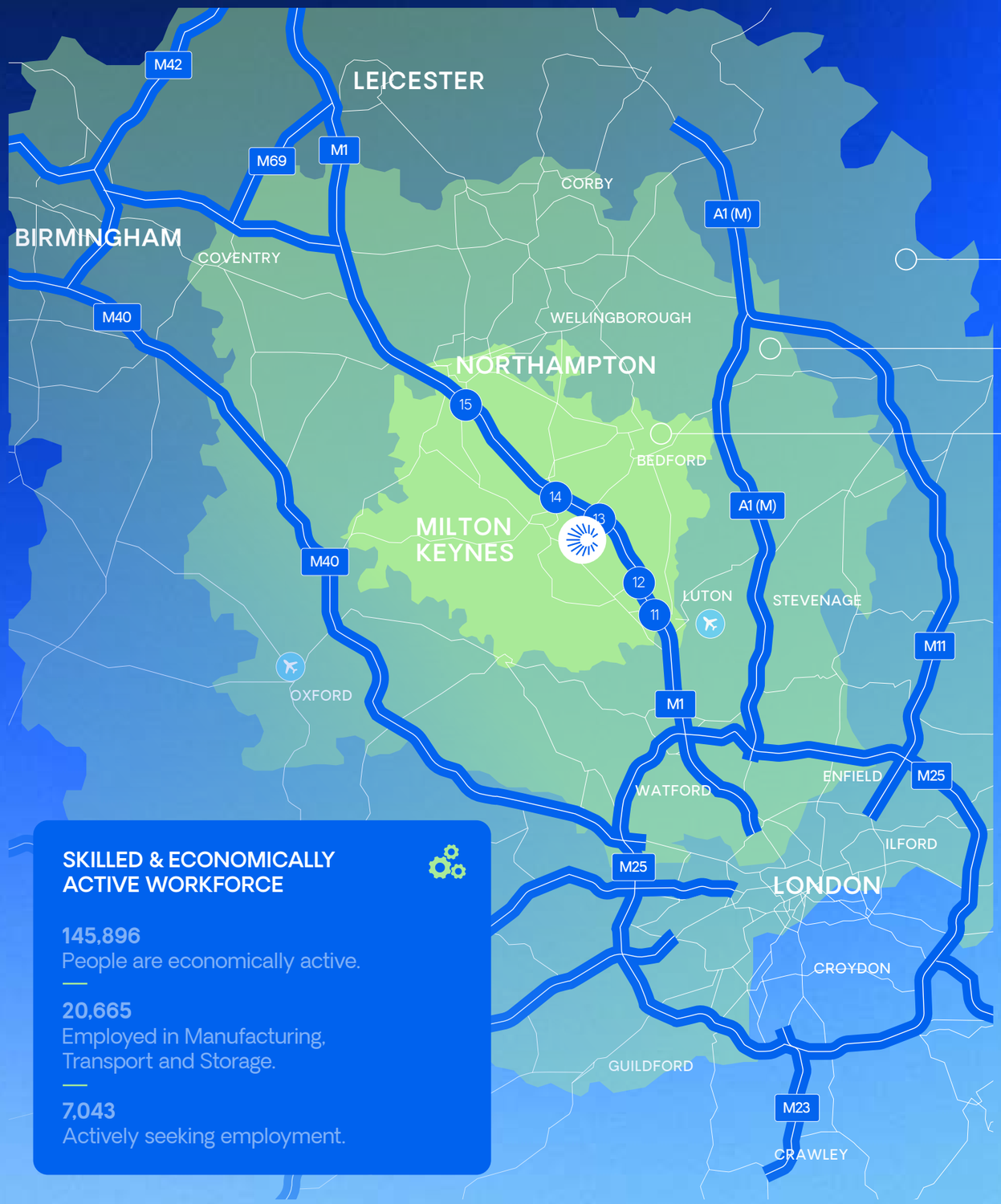


UNIT 1	SQ FT	SQ M
Warehouse	209,962	19,506
Ground Floor Office	11,813	1,097
TOTAL	**221,775**	**20,603**

UNIT 2	SQ FT	SQ M
Warehouse	63,854	5,932
Ground Floor Office	7,883	732
TOTAL	**71,737**	**6,664**



Exceptional connectivity,
5 miles to J14 M1



SKILLED & ECONOMICALLY ACTIVE WORKFORCE

145,896
People are economically active.

20,665
Employed in Manufacturing, Transport and Storage.

7,043
Actively seeking employment.

Core Milton Keynes occupies a highly strategic position on Merton Drive, immediately adjacent to the A5 and A421 Standing Way, providing direct access to Milton Keynes' principal road network and the wider South East.

The scheme benefits from excellent connectivity, with the M1 Junction 14 approximately 5 miles away, linking directly to major logistics corridors and key markets including London, Birmingham, Northampton and Luton.

POPULATION DRIVE TIME

18,687,151
Within 90 minute drive

5,368,284
Within 60 minute drive

1,137,560
Within 30 minute drive

SAT NAV: MK6 4AG
W3W PULLED.TREND.ANYWAY

MOTORWAYS	TIME	MILES
M1 J14	10 mins	5
M1 J13	13 mins	7
M40 J10	35 mins	23

FREIGHT TERMINAL	TIME	MILES
DIRFT	40 mins	35

PORTS	TIME	MILES
Tilbury	90 mins	77
London Gateway	100 mins	81

AIRPORTS	TIME	MILES
Luton	33 mins	23
London Oxford Airport	60 mins	34

CITIES	TIME	MILES
Northampton	32 mins	22
Luton	35 mins	20
Oxford	66 mins	41
Cambridge	70 mins	48
Birmingham	80 mins	72
London	100 mins	52



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For further Information
Please contact:

DTRE

Tom Fairlie
07747 441 858
tom.fairlie@dtre.com

Jamie Durrant
07341 661 962
jamie.durrant@dtre.com

CUSHMAN & WAKEFIELD

Franco Capella
07834 197 403
franco.capella@cushwake.com

Patrick Mooney
07920 451 369
patrick.mooney@cushwake.com

NEWMARK

Sebastian Moseley
07825 868 943
sebastian.moseley@nmrk.com

Freddie John
07788 394 341
freddie.john@nmrk.com

Zach Heppner-Logan
07787 221 412
zach.heppner-logan@nmrk.com

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