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Unit 2 G-Park Milton Keynes



To let
Immediately
available

Fully landscaped
water edge
development



G-Park Milton Keynes Unit 2 139,814 sq ft

G-Park Milton Keynes Unit 2 is a new state-of-the-art, grade A standard modern warehouse and logistics building, providing a high-quality commercial development which relates well to and respects the character of the surrounding area and lake in particular.

It will provide additional local employment opportunities, contributing to economic growth, including the creation of approximately 250-300 jobs on site with additional benefits to the wider supply chain.

High specification
logistics
development



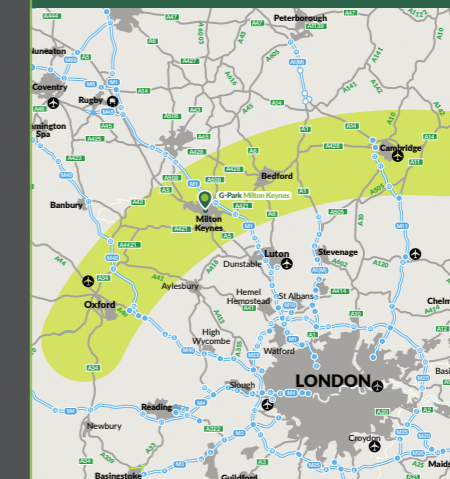
Strategic location

Easy Motorway Access

Situated just 1 mile from M1 Junction 14 and 6 miles from M1 Junction 13.



Milton Keynes



Strategic position

Oxford/Cambridge Arc

Situated 3 miles from Milton Keynes station, and approximately 50 miles north of London and 71 miles south of Birmingham, the town sits within the Oxford/Cambridge Arc.



Unique Environment

Fully Landscaped

This location offers not only a strategic location but a scenic one with being situated with a unique lakeside frontage within an eco environment.



High spec

High specification

High quality cross docked building with secure yard and 360° circulation.



G-Park Milton Keynes

Reasons to be here



Built for logistics

Grade A Standard

State-of-the-art modern warehouse

15m

Clear internal height

50m

Deep yard with 28m DIA HGV turn

50 kN

psm Floor loading

Up to 38 HGV

Parking spaces

Car parking spaces

Generous allocation



Strategic location

M1 Junction 14

1 mile (2 minutes)

M1 Junction 13

6 miles (10 minutes)

Fast expanding

Situated within the fast expanding Milton Keynes Business district

Access

Situated adjacent to the A509 dual carriageway

Hi-tech area

Situated within the Oxford-Cambridge hi-tech arc



Enhanced specification

GLP enhanced

Specification

Fully landscaped

Unique edge of lake eco environment

Sustainable benefits

Host of sustainable benefits built into the development at no extra cost



Energy supply

Power Supply

Abundant incoming power supply

Eco-friendly

Electric car charging bay provision

Environmental Analytics

system to monitor building electric use



Office accommodation

Two storey office

accommodation upto 16,000 sq ft

Choice

Sub divisible layout

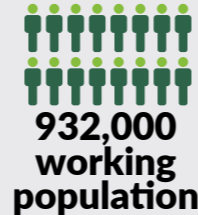
Modern

Glazed entrance with LED feature lighting

WELL

Ready

Large and growing workforce within a 30-minute car commute



Available labour force*

- Some 6,300 people aged 16 to 64 are unemployed
- An additional 8,600 people aged 16 to 64 who are economically inactive say they want a job

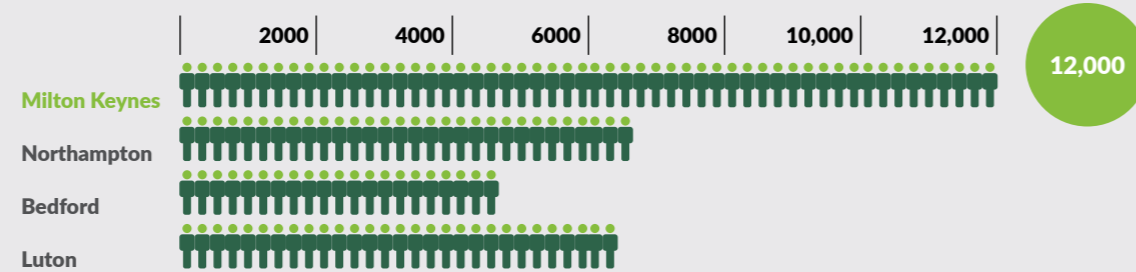
932,000 people live within a 30-minute car drive†

- Projected to grow to 1,037,000 by 2027
- Projected population growth of 11.3% much faster than the GB average (6.3%)

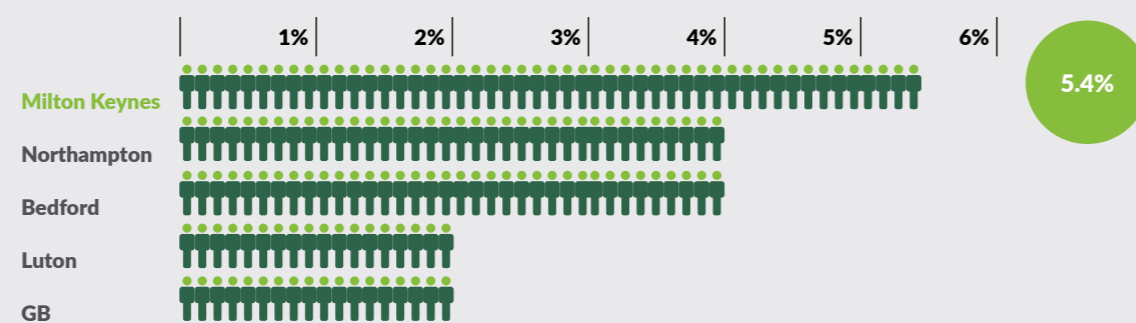
Strong relevant skills††

- Some 12,000 employees in Milton Keynes work in 'Warehousing and support activities for transportation' – 5.4% of all employees compared with a GB average of 1.8%
- Milton Keynes has a larger number and proportion of employees in 'Warehousing and support activities for transportation' than other M1 corridor locations – highlighting a large pool of workers with warehouse and transport skills

Number of employees in 'Warehousing and support activities for transportation'***



Proportion of employees in 'Warehousing and support activities for transportation'***



* Annual Population Survey, June 2016-July 2017. ** BRES 2016, Travel to Work Areas. † Source: CACI, 2017 estimates and projections. †† Business Register and Employment Survey 2016. All labour force statistics are based on the official Milton Keynes Travel to Work Area.



85%

of UK population lives within a 4.5 hour HGV drive

Source: CACI, 2017 estimates



G-Park Milton Keynes









Unit 2 - Schedule of accommodation

TOTAL GIA
139,814 SQ FT

TOTAL GIA
12,989 SQ M

Warehouse	116,004 sq ft	10,777 sq m
Undercroft (3m)	7,750 sq ft	720 sq m
Office (2 storey)	16,060 sq ft	1,492 sq m
Total GIA	139,814 sq ft	12,989 sq m

Key features

-  Clear height 15 m
-  7.13 acres (2.89ha)
-  Enhanced spec
-  2 level access
-  14 dock doors
-  50m yard depth
-  38 HGV parking
-  107 car parking

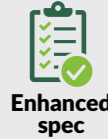


 Abundant power supply

 50 kN psm
Floor loading



Sustainability as standard



Many of our customers require their warehouse buildings to demonstrate excellent environmental performance.

GLP is now recognised across the world for delivering industry-leading warehouse buildings and G-Park Milton Keynes will specifically target the BREEAM excellent specification. We continuously exceed our original environmental aspirations and continue to support our customers' business operations in many effective ways.

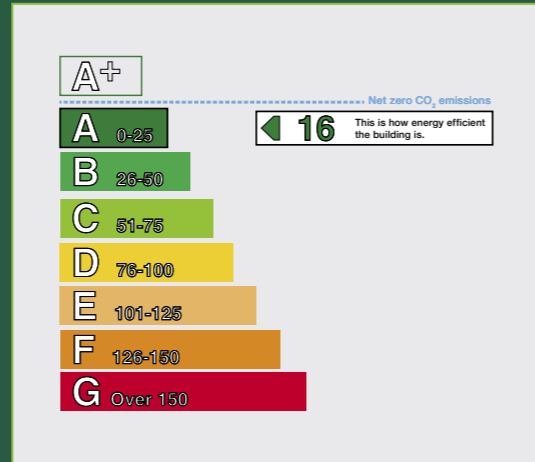
The GLP improved specification includes:

- ✔ BREEAM® Excellent – to all buildings
- ✔ WELL ready
- ✔ LED lighting throughout
- ✔ Low water spray taps
- ✔ 12% less embodied carbon than industry standard
- ✔ 15% less operational carbon in day-to-day operations
- ✔ Provision for electric vehicles
- ✔ Planet Mark offered for first year of occupancy to help manage energy use
- ✔ G-Hive scheme and wildflower planting to improve biodiversity
- ✔ 100% recycled and recyclable carpets
- ✔ Painted using VOC free natural paint

G-Park Milton Keynes BREEAM® and energy efficiency ratings



BREEAM® UK New Construction 2018: Industrial (Shell and Core)



Monitoring energy usage
Our online energy dashboard can help customers proactively manage their energy consumption.



Cost-effective
We use high-quality materials and sustainable initiatives to add value and bottom-line savings through reduced operating costs.



Reducing water usage
Rainwater harvesting for use in toilet flushing and other non-potable applications.



Optimising the use of natural light
Our triple skinned factory assembled rooflight solution can save up to 13% a year on running costs.



Recycled & recyclable materials
Our initiatives contribute to a greener world and offer distinct advantages to our customers and communities.



Exceeding requirements
GLP is a pioneer in environmentally sustainable 'eco-warehouse' development, setting the industry standard.



G-Park Milton Keynes

Britain's most successful business city

All the benefits of a modern city

In 2015 Milton Keynes was awarded number one for job growth in the last decade and for startups outside London.

Work is underway on the expansion of the city amounting to over 700 hectares which will include over 10,000 new homes and over 100 hectares of employment land — seeing thousands of businesses choosing to locate here and attracting over 500 inward investors.

The Business, Professional and Financial Services sectors that are situated in Milton Keynes employ over 35,000 people.

Over £1 billion of private investment

The investments over the last decade have seen the city's skyline transform with new architecture. Milton Keynes attracts both UK and international businesses with many high profile success stories including Network Rail and VMware AirWatch.

Population has quadrupled

60,000 residents in 1967 grew to 261,800 in 2015 and is projected to be over 300,000 by 2027.

Over 20 million consumers accessible within a 2hr drive

Situated within the Oxford-Cambridge Arc



G-Park Milton Keynes

Distance to M1
Junction 14
1 mile
Junction 13
6 miles



G-Park Milton Keynes

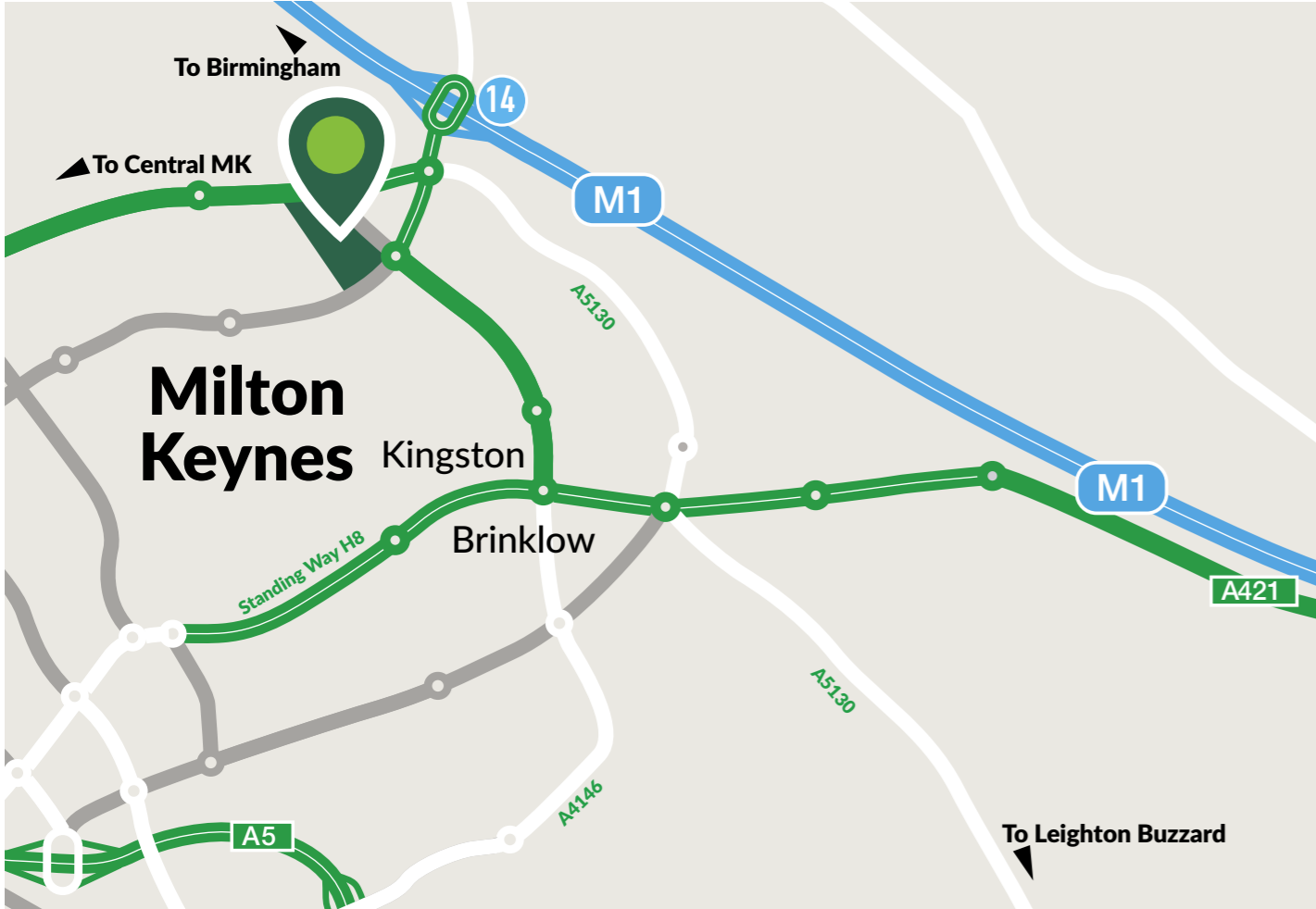
Strategic location for logistics

G-Park Milton Keynes offers a strategic location for logistics by virtue of its unparalleled transport connections serving as the city of choice to service the south east and midlands consumer markets.

The scheme is positioned on the edge of Willen Lake, one of Milton Keynes most popular parks. Its location is situated within the fast-expanding central Milton Keynes Busines District and immediately adjacent to the A509 dual carriageway, which provides fast access to the wider national motorway network.



Location & travel distances



Destination	Miles
M1 Junction 14	1
M1 Junction 13	6
M25	36
Central London	50
Birmingham	71
Leeds	148
Manchester	153

Ports	Miles
Liverpool	136
Hull	133
London Gateway	115
Southampton	131
Harwich	146
Felixstowe	137

Airports	Miles
East Midlands	33
Birmingham	30
Manchester	112
Heathrow	92



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GLP in Europe

GLP is a leading global investment manager and business builder in logistics, real estate, infrastructure, finance and related technologies. Our combined investing and operating expertise allow us to create value for our customers and investors. We operate across Brazil, China, Europe, India, Japan, the U.S. and Vietnam and have more than US\$120 billion in assets under management in real estate and private equity.

We are committed to a broad range of environmental, social and governance (ESG) commitments that elevate our business, protect the interest of our shareholders and investors, support our employees and customers and enhance our local communities. Learn more at glp.com/global

Our European operating portfolio consists of more than 5.6 million sq m across the strategic logistic markets, which is leased to blue chip customers such as Amazon, DHL and XPO Logistics. In addition, GLP Europe has a prime land bank which allows for the development of an additional 4 million sq m. To learn more about our European operations, please go to eu.glp.com



**5.6 million sq m
operating portfolio**



**9 million sq m
development in 30 years**



**4 million sq m
development pipeline**



**Strong
global presence**



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GLP is committed to a policy of continuous development and reserves the right to make changes to information without notice. This brochure, the descriptions and measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. June 2022. Terms: Available leasehold – details upon application. Please contact the agents for a detailed proposal. Printed in the UK.



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