

MAGNAPARK Milton Keynes Latitude 186

186,443
SQ FT

MK17 8EW

[/// link.echo.simply](http://link.echo.simply)



GLP

eu.glp.com

Prime distribution centre for logistics

Latitude 186 offers 186,443 sq ft of high-specification logistics space at Magna Park Milton Keynes — a prime opportunity and the first available unit on Magna Park Milton Keynes in over 3 years.

Strategically located on the east side of Milton Keynes, adjacent to the A421, which offers easy access to the M1 and wider national motorway network.

The development benefits from a best-in-class specification, including a 50m service yard, 12.5m clear internal height, 17 dock levellers and 4 level access doors.

Highlights

TOTAL GIA

186,443
SQ FT

TOTAL GIA

17,321
SQ M



69 HGV
parking



17 dock
doors



STRATEGIC LOCATION

A proven strategic location for the UK's leading brands – located between Junctions 13 and 14 of the M1.



PUBLIC TRANSPORT

Magna Park Milton Keynes is well-connected to the city centre, railway station, and Coachway at Junction 14 via Arriva bus services 3, 3A, and 3S. These buses run 7 days a week, providing a convenient transport link for commuters and visitors.

Latitude 186

Key statistics



BUILT FOR LOGISTICS



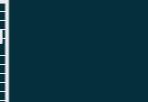
186,443
sq ft



17,321
sq m



17
Dock doors



4
Level access doors

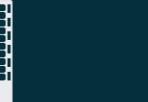
STORAGE CAPACITY



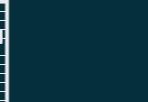
12.5m
Clear internal height



24,348
Narrow aisle pallet positions

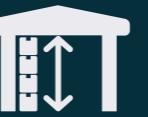


19,456
Wide aisle pallet positions



50 KN psm
Floor load

ENERGY SUPPLY



736 kVA
Incoming power supply



Building
Environmental Analytics

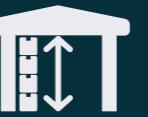


69
HGV parking spaces



50m
Yard depth

INCREASED PARKING



161
Car parking spaces



69
HGV parking spaces



50m
Yard depth

SUSTAINABILITY & WELL BEING



'Excellent'
BRE ERM rating



A
EPC rating



G-Plus
benefits that make the difference



Internal ground floor level

1.2m
dock wall height

12.5m
clear internal height
(from internal ground floor height level)



An established business park

One of the premier logistics parks in Europe

Join a thriving community of leading brands at this prime distribution location.

Magna Park Milton Keynes is a 388-acre logistics park that is home to some of the UK's leading brands, including Amazon, H&M, Royal Mail, DHL, Woodmansterne, John Lewis and Waitrose. With 5.7 million sq ft of floor space and employing 4,500 people, Magna Park offers unparalleled access to the UK's consumer base. Located adjacent to the A421, the park provides easy access to the M1 motorway and the wider national motorway network.

This established logistics hub offers excellent on-site amenities and a high-quality working environment. GLP's G-Plus approach to placemaking prioritises attractive landscaping, green spaces, and pedestrian-friendly areas. Magna Park is also committed to sustainability, with initiatives in place to reduce carbon emissions and promote biodiversity. Join a thriving community of like-minded businesses at this prime location synonymous with quality and success.



An aerial view of Milton Keynes, perfectly positioned alongside the M1.

Latitude 186

Site plan & spec

12.5m

Clear internal height

GLP

Latitude



SCHEDULE OF ACCOMMODATION

**TOTAL
GIA**
**186,443
SQ FT**

**TOTAL
GIA**
**17,321
SQ M**

Warehouse	174,813 sq ft	16,240 sq m
Offices (2 storey)	11,396 sq ft	1,059 sq m
Gatehouse	234 sq ft	22 sq m
Total GIA	186,443 sq ft	17,321 sq m

KEY FEATURES



Demographics

Skills and growth make Milton Keynes ideal for logistics

Available Labour*

Despite a low unemployment rate, a significant pool of potential employees exists within Milton Keynes:

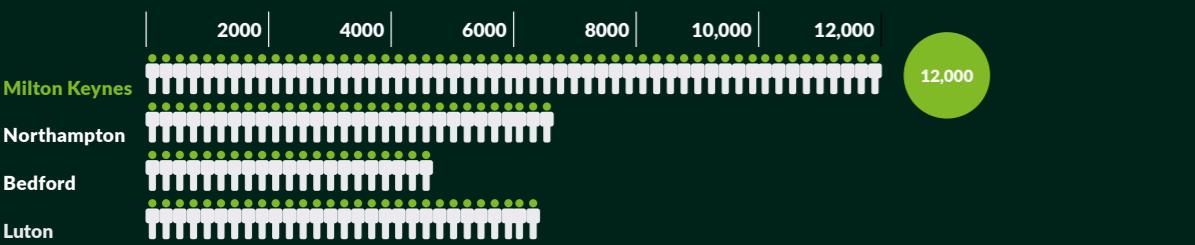
- ▶ Over 6,300 residents are currently unemployed
- ▶ An additional 8,600 individuals are economically inactive but seeking employment

Accessibility†

A large and expanding population resides within a 30-minute commute:

- ▶ 932,000 people currently live within this radius
- ▶ This figure is projected to grow to 1,037,000 by 2027, representing an 11.3% increase, significantly outpacing the national average

Number 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.



Strong labour pool

Strong Skills Base

Milton Keynes possesses a high concentration of workers with relevant skills:

- ▶ 12,000 employees (5.4%) work in 'Warehousing and support activities for transportation', compared to the GB average of 1.8%
- ▶ This concentration surpasses other locations along the M1 corridor, indicating a readily available pool of workers with warehouse and transport expertise

Milton Keynes boasts a robust and growing workforce, making it an ideal location for businesses in the logistics sector.



Lower cost of employing staff



932,000 working population



Towards Tomorrow

Our guiding Sustainability Principles

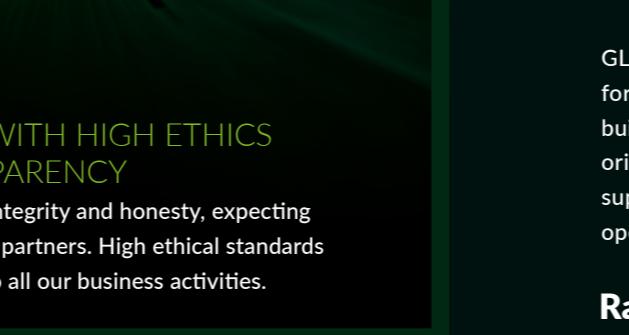
At GLP, we're not just building warehouses, we're building a sustainable future for the logistics industry.

Towards Tomorrow, our commitment to ESG: develop and manage sustainable assets, govern with high ethics, promote well-being and value our ecosystem – goes beyond words. It's embedded in every aspect of our business, from the design and construction of our buildings to how we engage with our communities. We believe that sustainability is not just good practice, it's good business.



BREEAM® UK

GLP

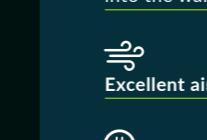


SUSTAINABILITY THROUGH TECHNOLOGY

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 that continuously exceed our original environmental aspirations, while supporting our customers' business operations in many effective ways.

Ratings and targets



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

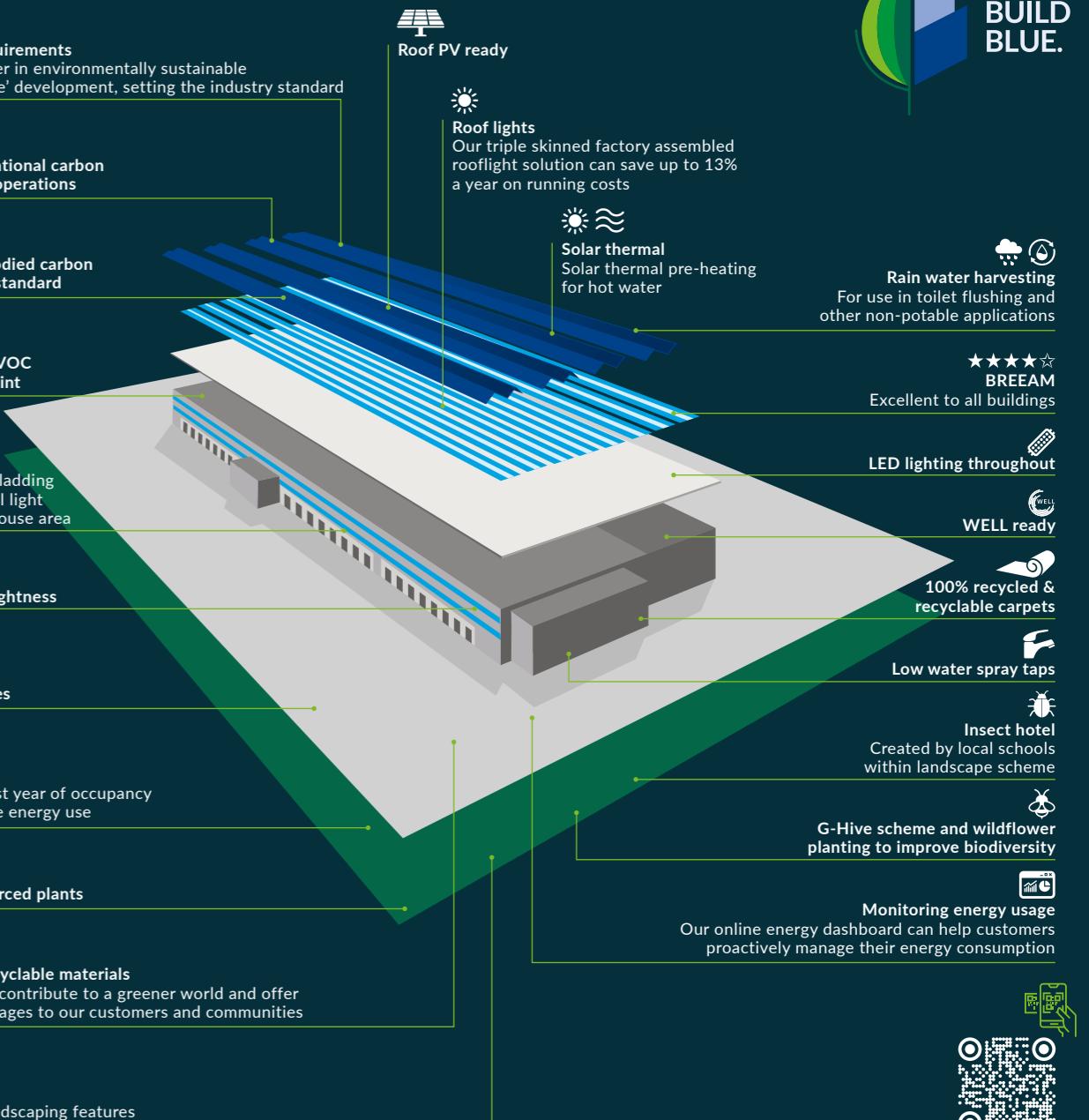
RENEWABLE ENERGY FOR ALL GLP REMOVES THE BARRIERS

Our ambition is to become one of the leading renewable energy developers, investors and operators in Europe.

GLP will develop, own and operate the solar projects, removing the capital cost constraint for customers.

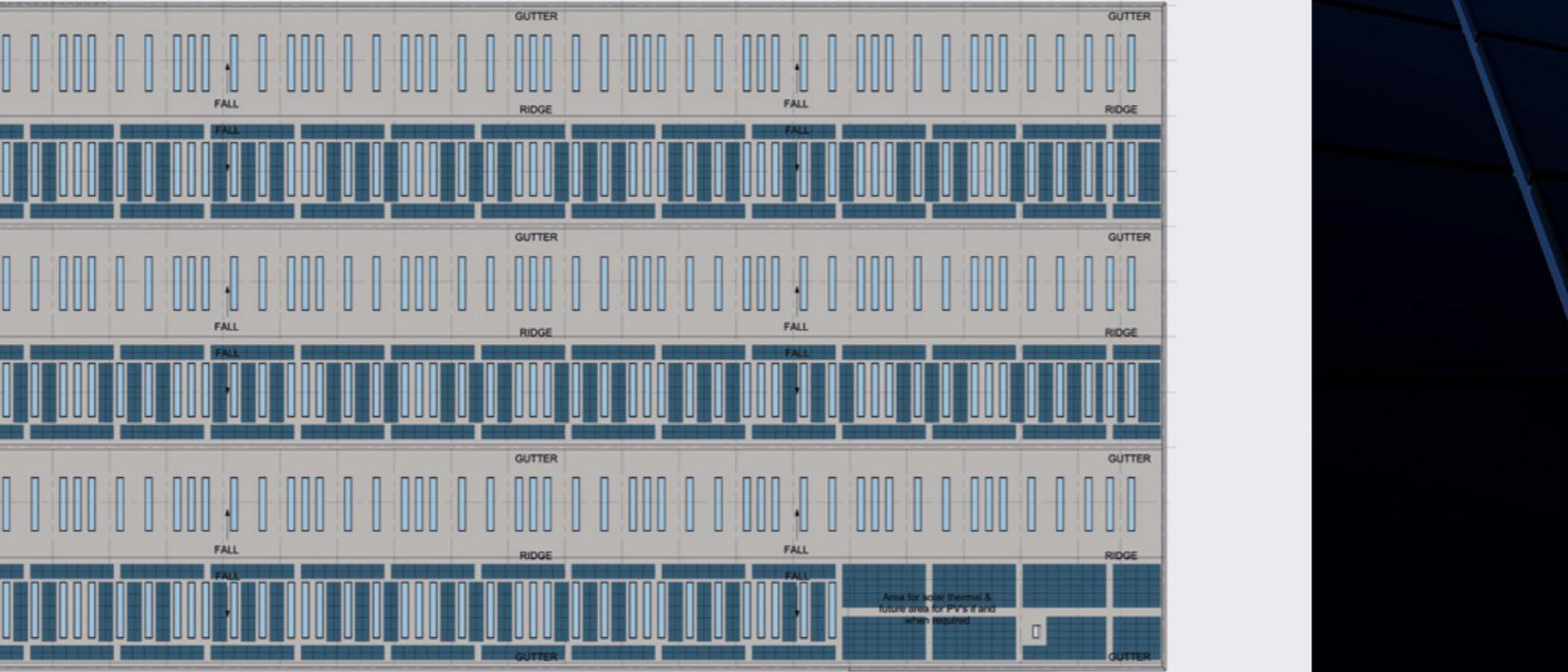


Discover more here...



Powering a greener tomorrow

Latitude 186 is 50% PV Ready and is able to accommodate solar panels on south facing roof slopes, allowing the occupier to utilise the power of the sun. The building's sustainable features generate a significant reduction of operating costs and CO₂ emissions.



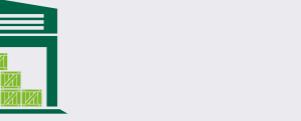
GLP in Europe

As of 1st March 2025, GLP Capital Partners Limited and certain of its affiliates, excluding its operations in Greater China, are now a part of Ares Management Corporation (NYSE: ARES), a leading global alternative investment manager offering clients complementary primary and secondary investment solutions across the credit, real estate, private equity and infrastructure asset classes. **For more about Ares, visit www.aresmgmt.com**

As of 31st December 2024, the GLP Europe operating portfolio consists of more than 10.3 million SQM across the strategic logistic markets, which is leased to blue chip customers such as Amazon, DHL and GXO Logistics. In addition, GLP Europe has a prime land bank which allows for the development of an additional 1.3 million SQM. **To learn more about our GLP European operations, please go to eu.glp.com**



10.3 million sq m
operating portfolio



>10 million sq m
development in 35 years



1.3 million sq m
development pipeline



Strong
global presence



MAGNAPARK Milton Keynes Latitude 186

Contacts

If you would like any further information on the building, or to arrange a meeting, please contact:



Spencer Alderton

Associate

salderton@aresmgmt.com
 +44 (0)7799 340 868

James Atkinson

Vice President

jatkinson@aresmgmt.com
 +44 (0)7796 337 023

London office

50 New Bond Street
London W1S 1BJ

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Ares Management Corporation (NYSE: ARES) has acquired a significant portion of the international business of GLP Capital Partners Limited and certain of its affiliates. For more information, visit aresmgmt.com

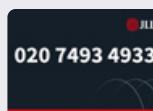


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Will Merrett-Clarke
 william.merrett-clarke@hollishockley.co.uk
 +44 (0)7774 269 443

Nick Hardie
 nick.hardie@hollishockley.co.uk
 +44 (0)7732 473 357



Tom Watkins
 tom.watkins@jll.com
 +44 (0)7917 093 167

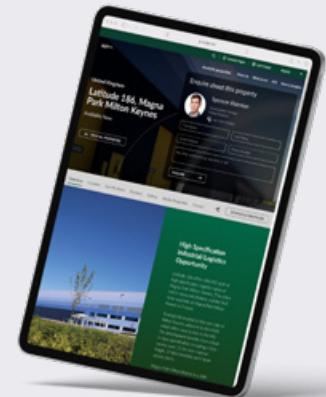
Raj Suresh
 raj.suresh@jll.com
 +44 (0)7928 507 141



Charlie Spicer
 charles.spicer@nmrk.com
 +44 (0)7949 864 103

Josh Pater
 joshua.pater@nmrk.com
 +44 (0)7782 271 355

Seb Moseley
 sebastian.moseley@nmrk.com
 +44 (0)7825 868 943



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and onsite progress visit
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MK17 8EW
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Magna Park
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