

# MAGNAPARK Milton Keynes Latitude 186

186,443  
SQ FT

MK17 8EW

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



**GLP** 

[eu.glp.com](http://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



69 HGV  
parking

TOTAL  
GIA

17,321  
SQ M



17 dock  
doors



### STRATEGIC LOCATION

A proven strategic location for the UK's leading brands – placed 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.





## Key statistics



### BUILT FOR LOGISTICS

**TOTAL GIA**  
186,443  
sq ft

**TOTAL GIA**  
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

### INCREASED PARKING

**161**  
Car parking spaces

**69**  
HGV parking spaces

**50m**  
Yard depth

### SUSTAINABILITY & WELL BEING

**'Excellent'**  
BREEAM rating

**A**  
EPC Rating

**G+Plus**  
benefits built in that make the difference

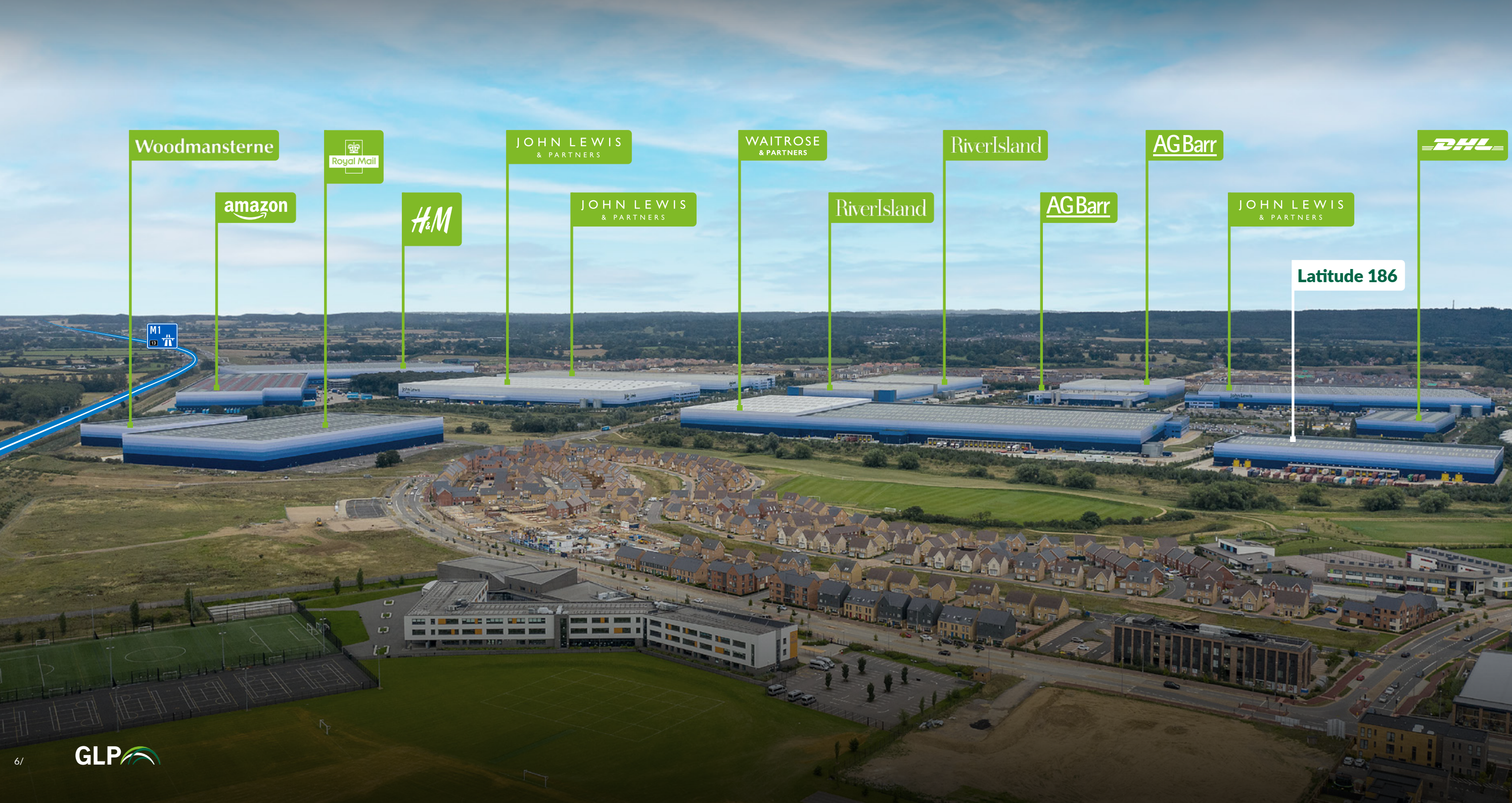
Internal ground floor level

**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 place making 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.

MAGNAPARK Milton Keynes



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



The right location

Strategically located & well connected

In the dynamic world of logistics, strategic location is paramount. Magna Park Milton Keynes, with Latitude 186, places your business at the epicenter of UK distribution.

**Unrivalled connectivity**  
Situated adjacent to the A421, offering swift access to the M1 motorway network (ideally placed between Junctions 13 and 14), Latitude 186 ensures seamless movement of goods across the nation. Reach key markets in the Midlands and South East with ease, optimizing delivery times and enhancing supply chain efficiency.

**Prime position**  
Nestled on the eastern side of Milton Keynes, this thriving hub provides access to a skilled workforce and a robust infrastructure. Benefit from a strategic location that minimizes transport costs and maximizes operational efficiency.



HGV DRIVE DISTANCES

Destination	Miles	Ports	Miles
M1 Junction 13	3	London Gateway	75
M1 Junction 14	4	Felixstowe	111
M25	36	Southampton	112
Oxford	42	Dover	133
Cambridge	43	Immingham & Grimsby	145
Central London	50	Liverpool Port	164
Nottingham	106		
Leeds	148		
Manchester	153		

Airports	Miles	Rail Freight terminals	Miles
London Luton Airport	21	Daventry International Rail Freight Terminal (DIRFT)	33
Heathrow Airport	50	Hams Hall Rail Terminal	65
Stansted Airport	52	East Midlands Gateway Rail Freight Terminal	68
London City Airport	62	Birch Coppice	70
Gatwick Airport	87		

Source: Google Maps



ROAD

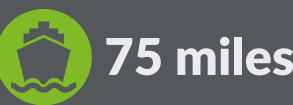


**Major road links**  
Junction 13 of the M1, via the A421 is 3 miles heading Southbound.



**Major road links**  
Junction 14 of the M1 is located 4 miles north, providing quick access to the Northbound motorway.

RAIL



**33 miles**  
**75 miles**  
**Rail freight terminal direct to docks**  
Latitude 186 boasts exceptional logistics connections. Benefit from direct dock rail freight and proximity to DIRFT (33 miles) for seamless UK rail access. Plus, leverage easy access to London Gateway port (75 miles) for efficient import/export operations.

AIR



**21 miles**  
**London Luton Airport**  
The Airport has a dedicated Cargo Centre that processes around 28,000 tonnes of cargo annually and is well-equipped to manage various types of freight.



**50 miles**  
**Heathrow Airport**  
Heathrow's cargo hub is crucial for UK trade, handling over 1.5 million metric tonnes annually. Dedicated terminals, airlines, and handlers process diverse goods, from perishables to pharmaceuticals. Advanced technology and global connectivity ensure efficient worldwide trade.



Latitude 186

## Site plan & spec

12.5m  
Clear internal height





# Latitude 186



## SCHEDULE OF ACCOMMODATION

TOTAL GIA	TOTAL GIA
186,443 SQ FT	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

- 12.5m clear height
- 4 level access
- 17 dock doors
- 58 HGV parking
- 161 car parking
- Self contained, secure site
- Warehouse lighting
- Staff welfare & locker room areas
- 736 kVA power supply
- 10.29 acres (4.16 ha)
- 50m yard depth
- 50 kN psm floor loading
- Building Environmental Analytics
- For first year of occupancy





Demographics

Skills and growth make Milton Keynes ideal for logistics

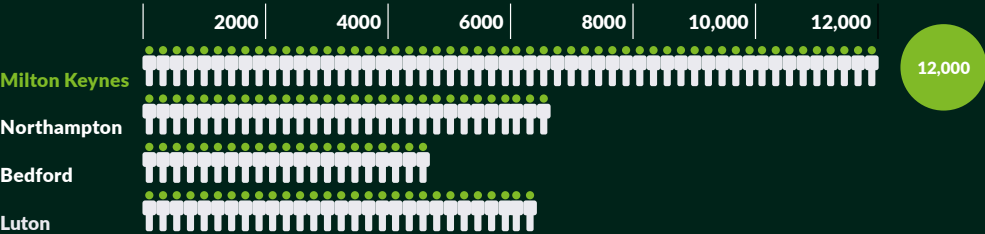
**Available Labour\***  
Despite a low unemployment rate, a significant pool of potential employees exists within Milton Keynes:

- ▶ 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**

**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



### 1. DEVELOP AND MANAGE SUSTAINABLE ASSETS

We aim to create and manage sustainable buildings throughout their life cycle, offering exceptional service and contributing to a low-carbon future.



### 3. PROMOTE WELL-BEING

We promote a positive work environment, prioritising a safe, diverse, and inclusive workplace while investing in our colleagues' development and well-being.



### 2. GOVERN WITH HIGH ETHICS AND TRANSPARENCY

We operate with integrity and honesty, expecting the same from our partners. High ethical standards are fundamental to all our business activities.



### 4. VALUE OUR ECOSYSTEMS

We strive to adopt a holistic approach to contribute to the preservation of the natural ecosystem and the well-being of the communities surrounding our assets.

## 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.



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



**15% less operational carbon**  
in day-to-day operations



**12% less embodied carbon**  
than industry standard



**Painted using VOC free natural paint**



**Natural light**  
Light band in cladding to bring natural light into the warehouse area



**Excellent air tightness**



**Provision for electric vehicles**



**Planet Mark**  
Offered for first year of occupancy to help manage energy use



**Regionally sourced plants**



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



**Community**  
Community landscaping features



**Roof PV ready**



**Roof lights**  
Our triple skinned factory assembled rooflight solution can save up to 13% a year on running costs



**Solar thermal**  
Solar thermal pre-heating for hot water



**Rain water harvesting**  
For use in toilet flushing and other non-potable applications



**BREEAM**  
Excellent to all buildings



**LED lighting throughout**



**WELL ready**



**100% recycled & recyclable carpets**



**Low water spray taps**



**Insect hotel**  
Created by local schools within landscape scheme



**G-Hive scheme and wildflower planting**  
to improve biodiversity



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



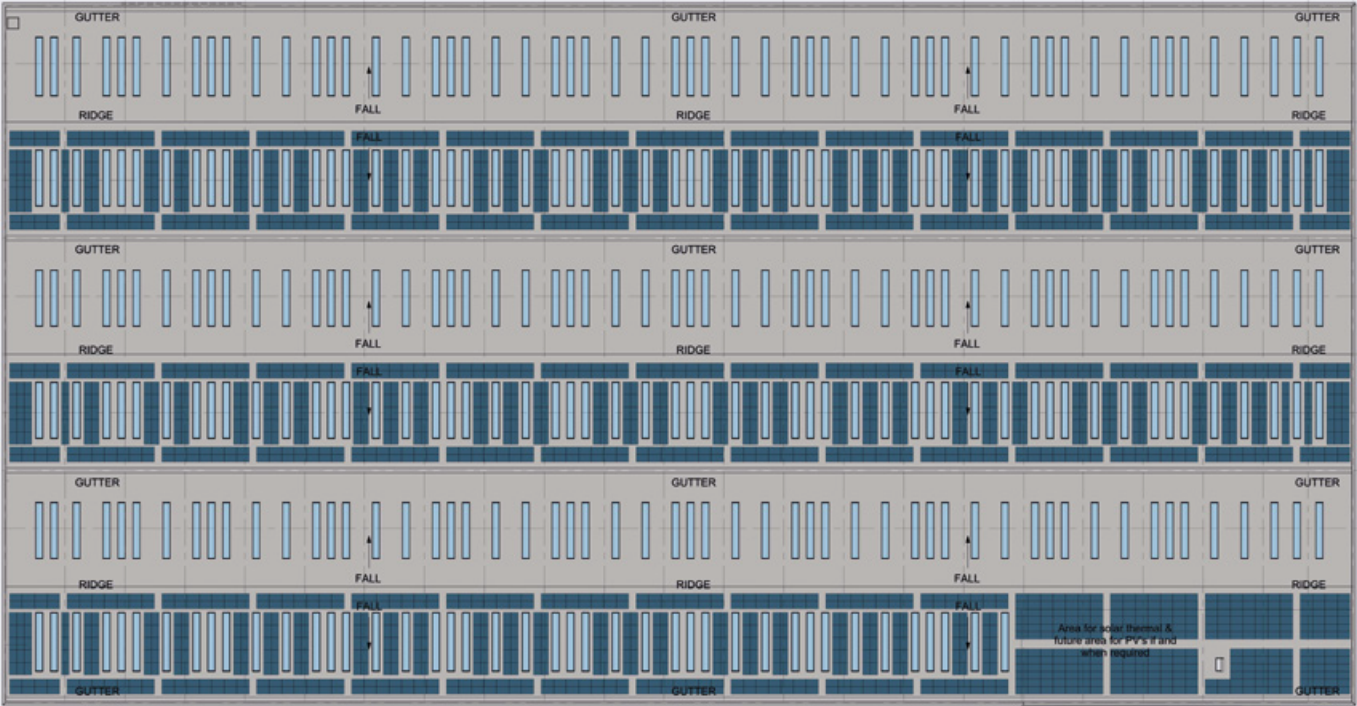
Read our GLP 2023 European ESG report





# 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 CO<sub>2</sub> 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](http://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](http://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**





## Contacts

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



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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](http://aresmgmt.com)



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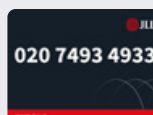


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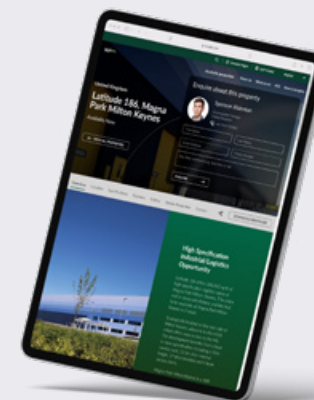
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# MAGNAPARK Milton Keynes Latitude 186



**For the latest news and onsite progress visit**  
<https://eu.glp.com/property/latitude186/>



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