



WOLVERTON 109



NEW LOGISTICS WAREHOUSE **109,610 SQ FT** (10,183 SQ M)



A DEVELOPMENT BY

Oryx
Real
Estate
Partners



COMING SOON



MOLARS • SITTING • PASSWORDS

OLD WOLVERTON ROAD **MILTON KEYNES**

MILTON KEYNES

Coca-Cola

B/S/H/
BSH Home Appliances Group

Travis Perkins

JEWSON

HOWDENS



WOLVERTON
109



NEW INDUSTRIAL WAREHOUSE
109,610 SQ FT (10,183 SQ M)

LOCATION FOR BUSINESS

Wolverton 109 is located in the heart of the UK making it an ideal location to service your logistics network requirements and providing easy access to key UK consumer markets within a 4.50-hour travel time.

Drive Times (By Car)	Distance Miles	Travel Time
M1 (J14)	7 miles	15 mins
M25 (J21)	37 miles	45 mins
Birmingham	66 miles	1hrs 20 mins
London	58 miles	1hrs 50 mins
Manchester	154 miles	2hrs 50 mins

DEMOGRAPHICS

Milton Keynes benefits from a significant population catchment and access to a highly skilled work force within just 45-minutes.



POPULATION
1.950M



4½
HOUR DRIVE

58 MILLION PEOPLE
89% GB POPULATION

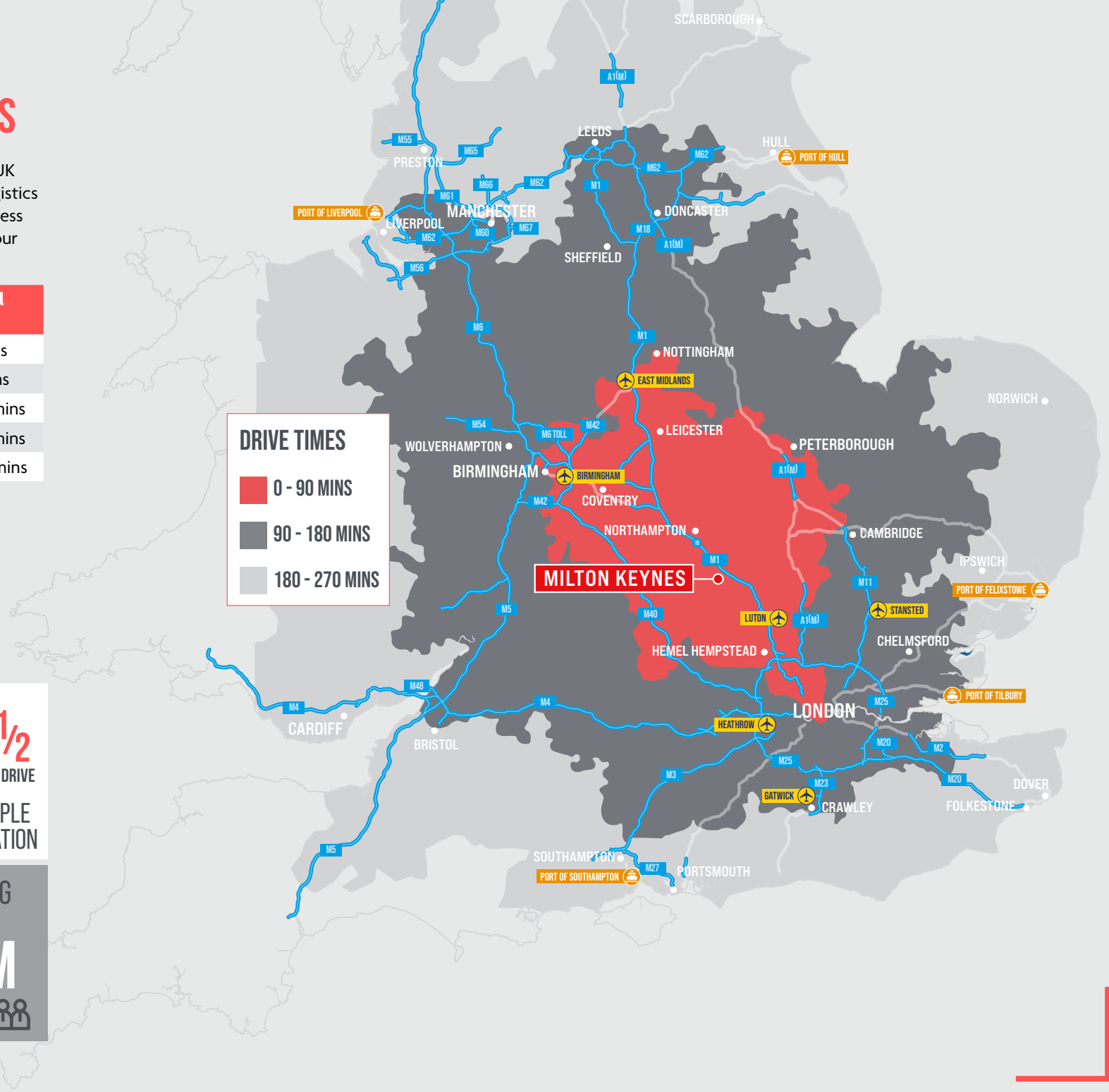


3
HOUR DRIVE

44 MILLION PEOPLE

SURROUNDING
WORKFORCE
1.230M





LOCATION FOR COMMUNITY

Wolverton 109 is also ideally located to provide easy access for staff and visitors. Wolverton Train Station is located less than 1-mile to the east, providing great public transport links and direct trains to London. Milton Keynes Central train station is just 10-minutes journey south.

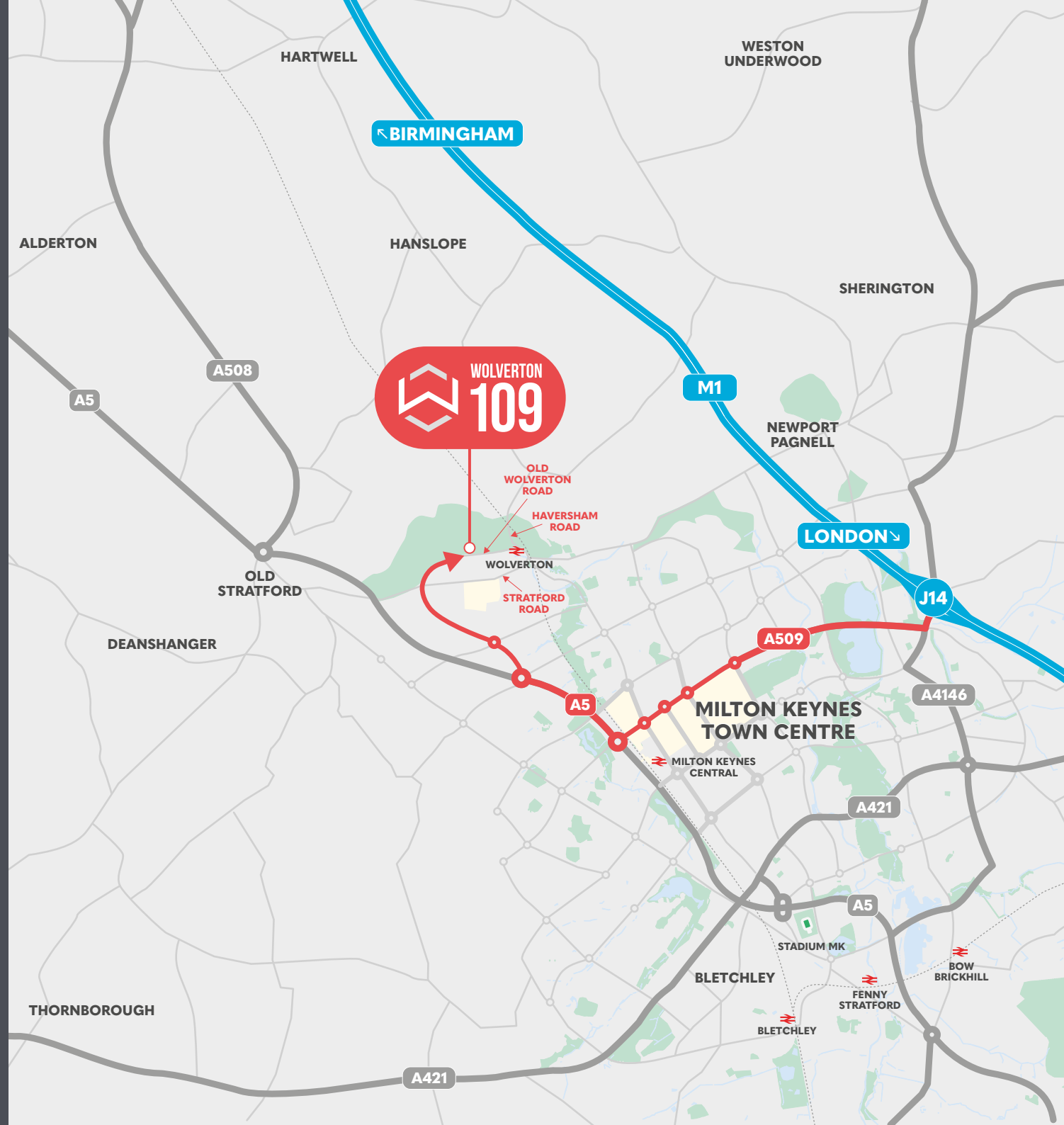


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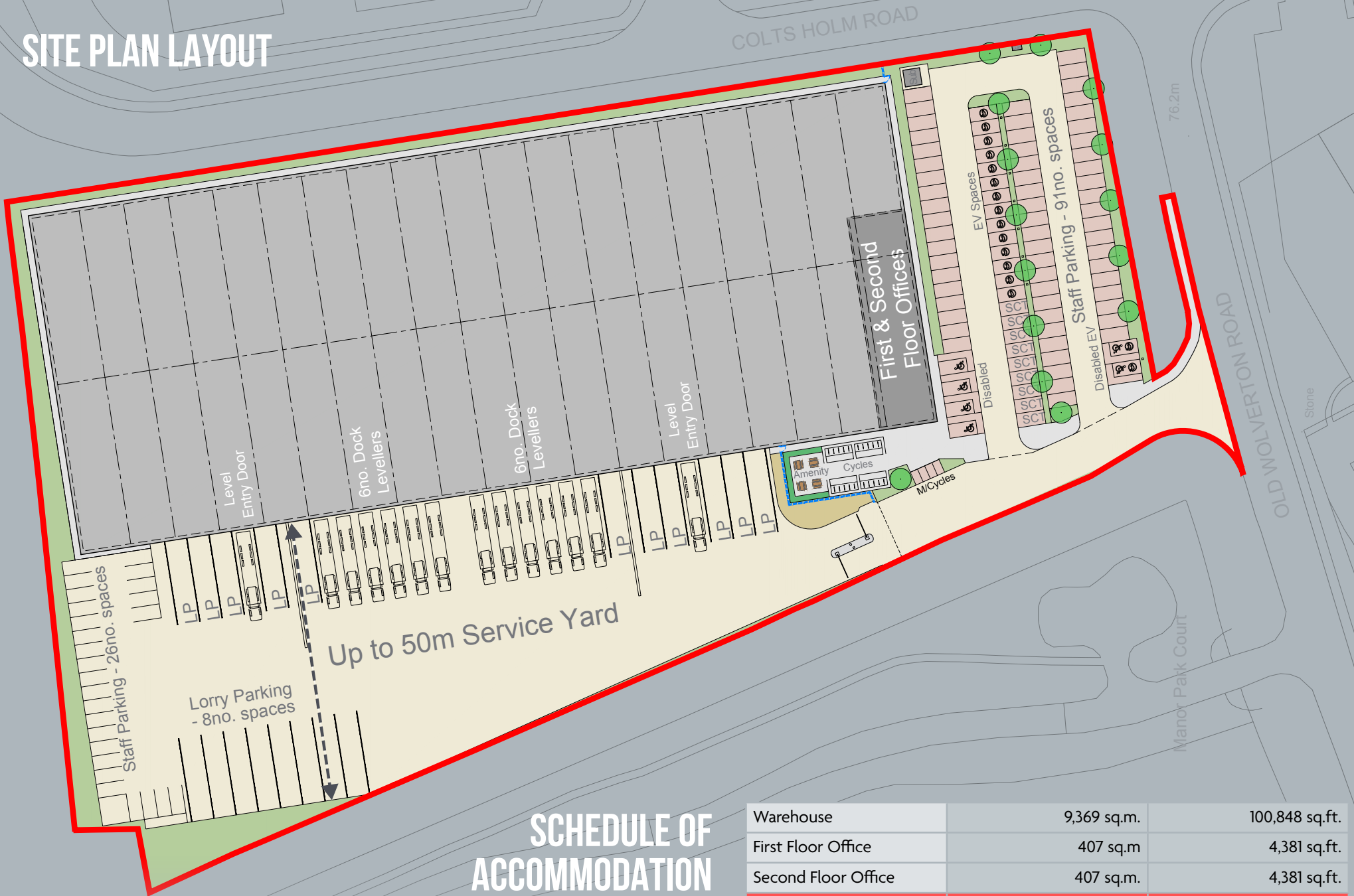


Train Times (from Milton Keynes Central)	Travel Time
London Euston	34 mins
Birmingham	54 mins
Manchester	1hrs 37 mins

Source: National Rail.



SITE PLAN LAYOUT



SCHEDULE OF ACCOMMODATION

*GROSS EXTERNAL AREAS

Warehouse	9,369 sq.m.	100,848 sq.ft.
First Floor Office	407 sq.m.	4,381 sq.ft.
Second Floor Office	407 sq.m.	4,381 sq.ft.
Total	10,183 sq.m.	109,610 sq.ft.

TECHNICAL SPECIFICATIONS



WAREHOUSE



UP TO
50 METRE YARD



12.50 METRE
EAVES HEIGHT



12 DOCK LEVEL
DOORS



500KVA
POWER SUPPLY



2 LEVEL ACCESS
DOORS



50 KN/M2
FLOOR LOADING



OFFICES



RAISED
ACCESS FLOORS



SUSPENDED
CEILINGS



AIR SOURCE
HEAT PUMP HEATING



CARPETED FLOORS
& PAINTED WALLS



KITCHEN AMENITY
STATION



PASSENGER
LIFT



EXTERNALS



16 ELECTRIC
CHARGING POINTS



CYCLE
PARKING



DEDICATED
CAR PARK



AMENITY
AREA



PERIMETER SECURITY
FENCING



LANDSCAPED
EXTERNALS

ESG AND SUSTAINABILITY

Pembury Real Estate and Oryx Real Estate Partners strongly believe that if we all make meaningful, incremental improvements to everything we do, then together we can deliver lasting, positive, environmental and social change.

We're deeply committed to minimising our impacts on the environment whilst also maximising our positive impact on society.

ENVIRONMENTAL

- Protecting the environment by making physical changes to the way we do business.
- Guaranteeing that all new buildings we develop will target EPC A and BREEAM Excellent as a minimum.

SOCIAL RESPONSIBILITY

- Actively promote opportunities for everyone, regardless of their background.
- Foster growth in the communities in which we operate.
- Give back through charitable contributions.

GOVERNANCE

- Making decisions about the future growth of our business by reference to the impact those decisions may have on society and the environment.
- Operating our business to the highest ethical standards.



ESG & SUSTAINABILITY

FEATURES AS STANDARD



MK CARBON OFFSET FUND CONTRIBUTOR



45% LESS CO² EMISSIONS COMPARED TO A STANDARD BUILDING



63% GREATER AIR TIGHTNESS COMPARED TO PART 'L' STANDARDS



NATURAL DAYLIGHT - 10% ROOFLIGHTS



420M² SOLAR PANELS



LANDSCAPED AMENITY AREA



HEDGEHOG HOUSES



ESG & SUSTAINABILITY

FEATURES AS STANDARD



**TARGETING BREEAM EXCELLENT
AND EPC A**



RAINWATER HARVESTING



AIR SOURCE HEAT PUMP HEATING



**HIGH EFFICIENCY LED LOW
ENERGY LIGHTING**



EV CHARGING



**CLOSE PROXIMITY TO WOLVERTON
TRAIN STATION**



BIRD BOXES



THE DEVELOPER

Wolverton 109 is brought to you by specialist developers Pembury Real Estate and Oryx Real Estate Partners.

Pembury Real Estate is a privately owned real estate investment and development company specialising in the UK industrial and logistics sector with a proven track record for delivering best in class warehouse and logistics buildings. We're passionate about delivering quality buildings for a sustainable future which we can be proud to say we developed. You can find out more about us on our website: www.pemburyrealestate.co.uk

PEMBURY
REAL ESTATE

PAST PROJECTS

FORMER WEETABIX CORBY



Pembury Real Estate Ltd acquired the 8-acre former Weetabix factory located on the Earlstrees Industrial Estate, Corby. The purchase was completed unconditionally and the former factory complex has been demolished, to be replaced with a new, best-in-class, industrial warehouse development comprising 160,800 sq ft. Planning was granted in September 2022 and the scheme is currently under construction, with a completion date due in autumn 2024.

PENRHYN ROAD KNOWSLEY



Pembury Real Estate Ltd acquired a prime, 5.30-acre site at Penrhyn Road, Knowsley. The site was previously owned by an Energy from Waste power operator but was surplus to requirements.

Pembury submitted a planning application for a best in class industrial warehouse development comprising up to 110,000 sq.ft. ABRDN forward funded the project which completed in December 2023.

ORBITAL PARK ASHFORD



Ashford Thirty-Four is located on Orbital Park, Ashford. Pembury Real Estate Ltd acquired this 2-acre site in 2021 and secured planning permission for a 34,100 sq.ft building.

We procured construction and completed the development on time and on budget in Spring 2022. The development was pre-let during construction to regional occupier, Blue Chyp, and the investment simultaneously pre-sold to London Metric.



FURTHER INFORMATION

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