



# **Panattoni Milton Keynes 100** **TO LET / FOR SALE**

—  
Speculatively Built Industrial/  
Logistics Opportunity  
Prime M1 Location

**94,025 Sq Ft | Available Q1 2027**

MILTON KEYNES | MK14 5LS | M1 J14 | [WWW.PANATTONI.CO.UK/MK100](http://WWW.PANATTONI.CO.UK/MK100)





# MK

Unlock 100s  
of Opportunities.

# 100

Connected.  
Central.  
Cutting-edge.

## Milton Keynes 100

Introducing Panattoni MK100 — a prime, 94,025 sq ft logistics unit strategically located at Junction 14 of the M1. Set on a 5-acre site, this speculatively built development is perfectly designed for last mile logistics, offering exceptional connectivity and operational efficiency between the Midlands and London. Scheduled for delivery in Q1 2027, Panattoni MK100 sets a new standard for modern distribution in a key location for national and regional reach.



3 miles from J14 M1.  
3 miles from Central MK.

Birmingham  
1Hr 10 Mins / 69.5 Miles

M1 / J14  
6 Mins / 3 Miles

London  
1Hr 30 Mins / 51 Miles

PANATTONI  
MKI●●●

PANATTONI PARK  
MK

M1 / J14  
6 Mins / 3 Miles

M1 / 6 mins

A422

Mercedes-Benz

SCANIA

John Lewis

H3 Monks Way


icp  
LOGISTICS

Coca-Cola


Brickhill St




# Site Optimisation. High Specification.




**9**  
Dock  
Doors




**2**  
Level  
Access




**105**  
Car Parking  
Spaces




**21**  
HGV  
Spaces



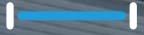
**12.5M**  
Eaves  
Height




**40**  
Cycle  
Spaces



**22**  
EV Charging  
Points

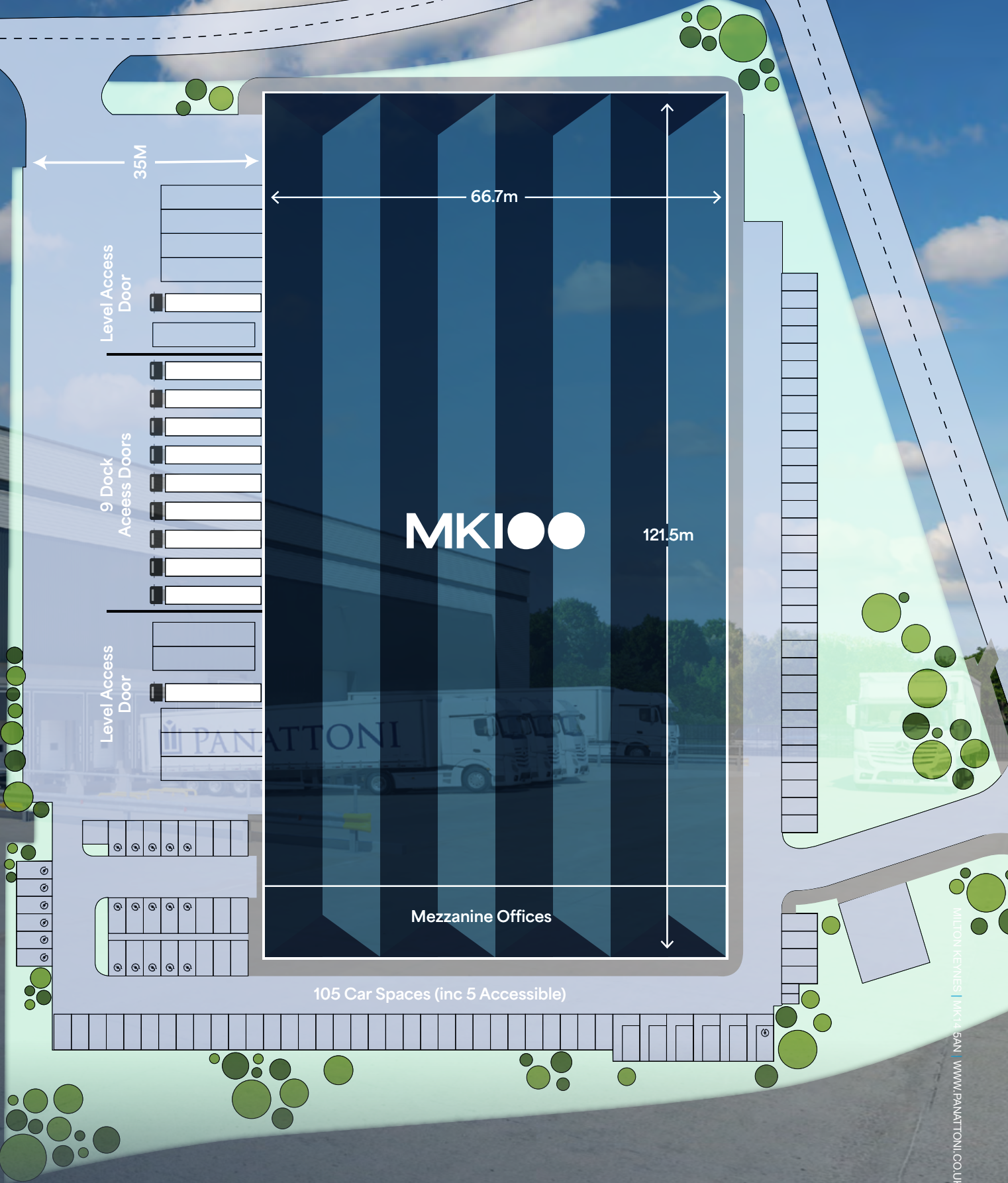


**35M**  
Yard  
Depth



**750 KVA**  
Power  
Supply

Accommodation	SQ M	SQ FT
Warehouse Inc. Undercroft	7,982	85,898
GF & FF Office	755	8,127
Total (GIA)	8,737	94,025





# Certified for the Future of Logistics.

Panattoni MK100 delivers next-generation logistics space with sustainability at its core. Designed to meet the highest environmental benchmarks, the development targets net zero carbon in construction, a BREEAM Outstanding certification, and an EPC 'A' rating. With excellent connectivity and access to a strong local workforce, MK100 is a prime location for forward-thinking businesses.

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BREEAM Rating of 'Outstanding'
- 

'A' EPC Rating
- 


Net Zero Carbon Development
- 

Car EV Charging Points
- 

Full Roof PV Enabled
- 

Rainwater Harvesting
- 

Cycle Paths
- 

Bus Service
- 

Sustainably Sourced Timber



Working Age Population  
(16-64): 168,400

Manufacturing Sector:  
9,000 employed (5.1%)

Population Growth (by 2050):  
Estimate of 410,000

Labour Profile:  
82.2% of the population is  
economically active

Working-age population  
within a 30-minute drive time  
projected to increase by  
7.8% by 2030, (equivalent  
to 51,460 people)

Transport and Storage Sector:  
19,000 employees, exceeding  
surrounding areas like  
Northampton and Bedford

Economic Growth:  
50,000 - 90,000 new jobs

Job Seekers: 9,900  
economically inactive  
individuals seeking  
employment



MKI



# Exceptional Access. Nationwide Connectivity.

TORTOISES.SLEEP.MODEST

	DISTANCE	TIME		DISTANCE	TIME
London	51 miles	1 hr 30 mins	A509	1.9 miles	4 mins
Birmingham	69.5 miles	1 hr 10 mins	M1 J14	3 miles	6 mins
Sheffield	119 miles	2 hrs	M1 J13	7.3 miles	10 mins
Manchester	152 miles	2 hrs 40 mins	M1 J6A / M25 J21	32 miles	35 mins

	DISTANCE	TIME		DISTANCE	TIME
Tilbury	79 miles	1 hr 25 mins	Luton	25 miles	30 mins
Southampton	115 miles	2 hrs	Heathrow	56.9 miles	1 hr
Felixstowe	117 miles	2 hrs 10 mins	Birmingham	58.3 miles	1 hr 5 mins
Liverpool	165 miles	2 hrs 50 mins	London City Airport	65.7 miles	1 hr 20 mins

## DRIVE TIMES

- 40 Mins  
Population: 2,095,865  
Households: 849,551
- 80 Mins  
Population: 17,644,974  
Households: 7,072,871
- 120 Mins  
Population: 29,373,075  
Households: 11,939,830



PANATTONI  
MKI●●



Panattoni is the world's largest privately owned logistics developer and Europe's largest developer of logistics property. With 60 offices around the globe, we have developed over 645 million sq ft of space. The Panattoni client list includes more than 2,500 international, national and regional companies, many of whom have completed multiple projects with Panattoni, a testament to our determination to always exceed our customer expectations.

Panattoni is synonymous with quality and we pride ourselves on delivering high-specification products that are built with the assurance of a long-term partnership. Above all, we enable our customers to stay ahead of the curve and future-proof their businesses.

Working in close collaboration with our occupiers, Panattoni has developed a customer-centric ethos, providing state-of-the-art facilities located in and around major cities and at key transportation hubs.

In Europe, we are the largest developer of logistics property, having delivered over 253 million sq ft of new-build space, and our extra-mile approach has seen us recognised as Top Logistics Developer by PropertyEU for eight consecutive years.

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