



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



MK100

Unlock 100s
of Opportunities.



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.

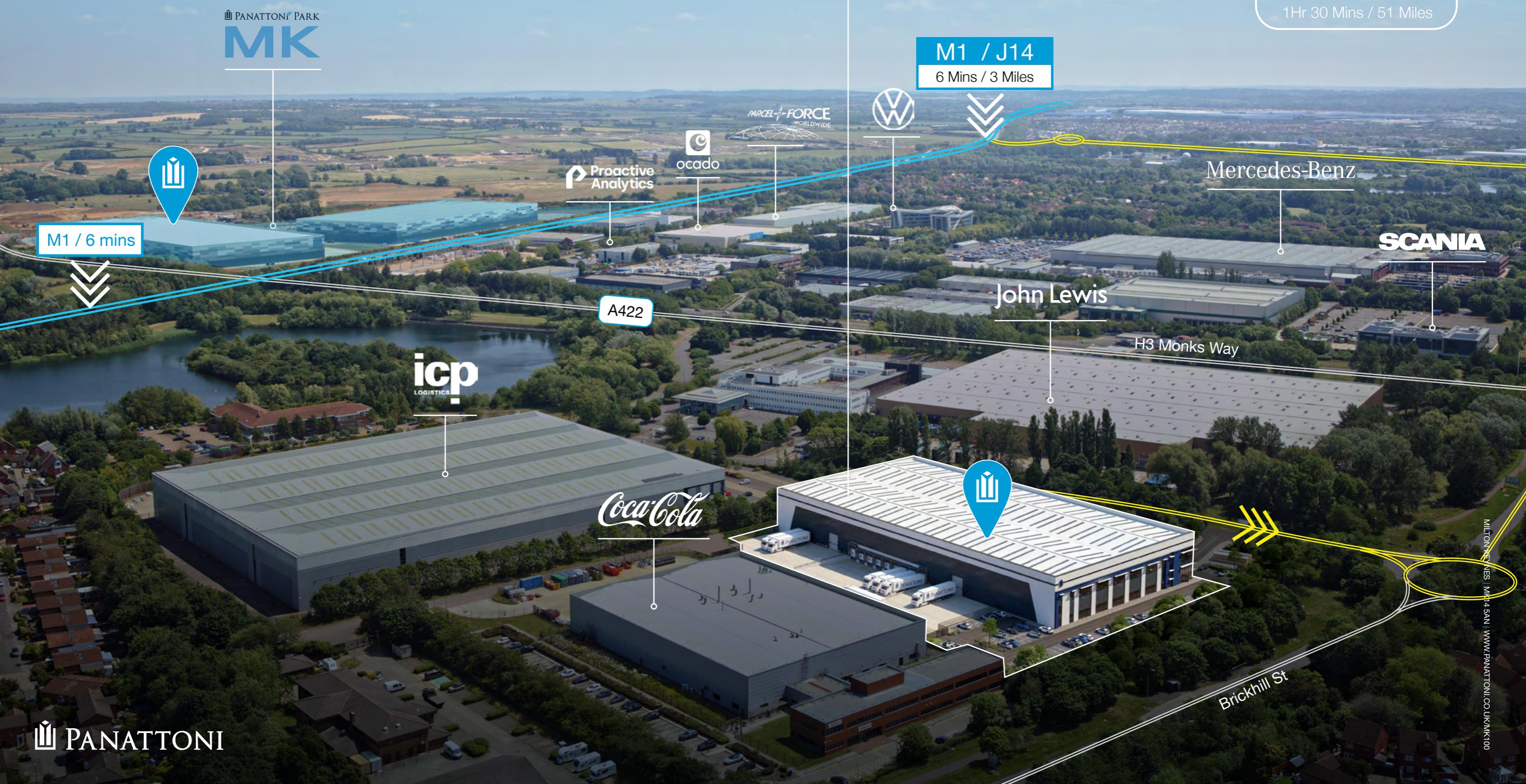
3 miles from J14 M1.
3 miles from Central MK.

PANATTONI
MK100

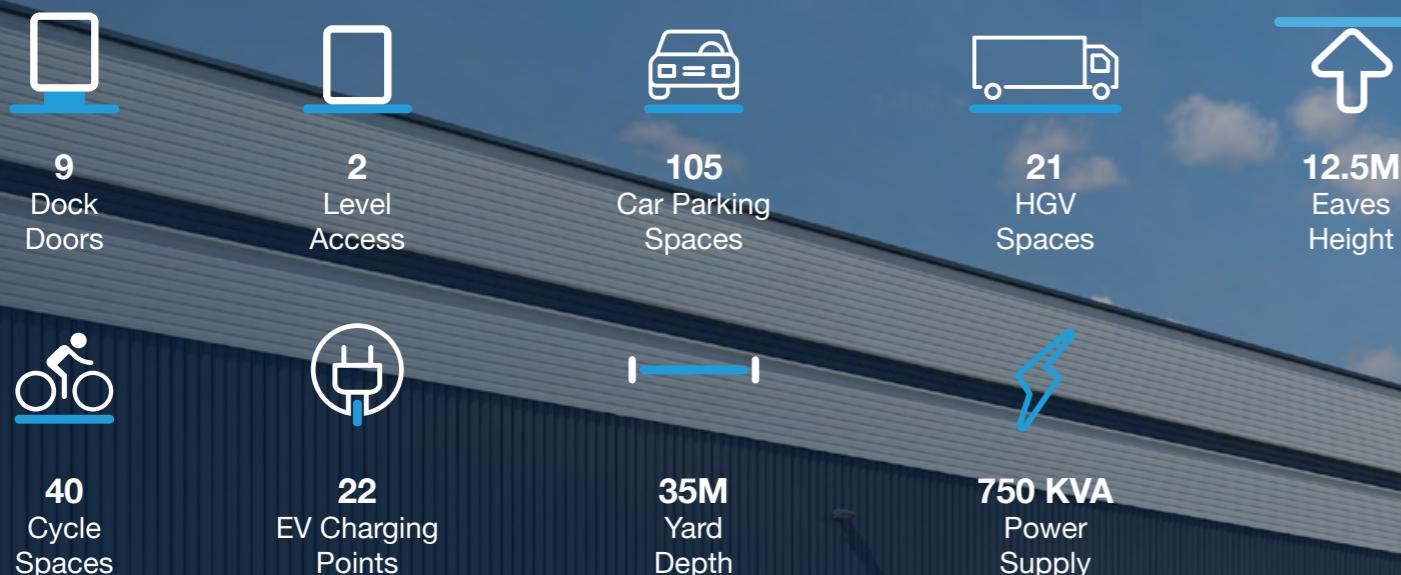
Birmingham
1Hr 10 Mins / 69.5 Miles

M1 / J14
6 Mins / 3 Miles

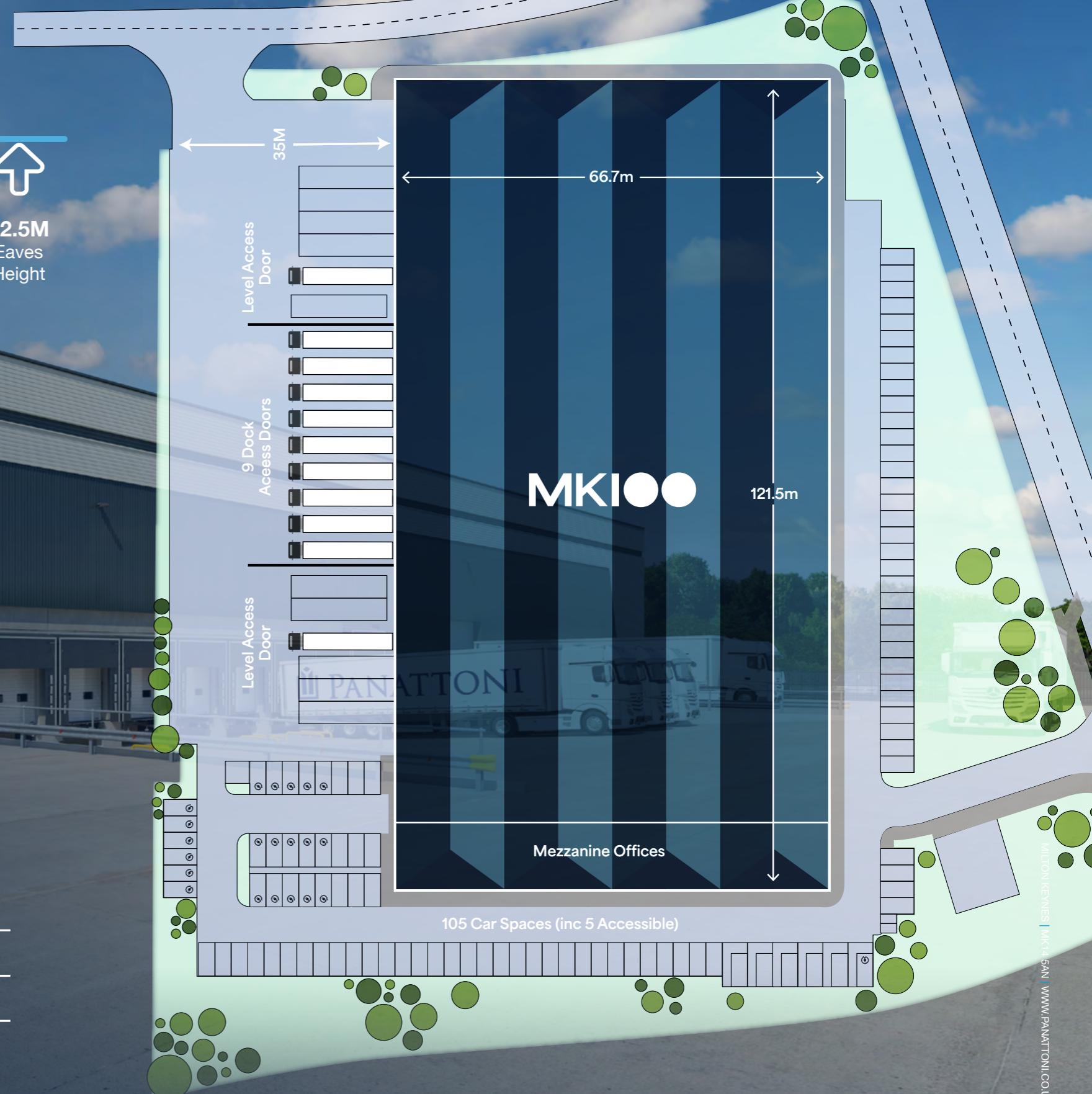
London
1Hr 30 Mins / 51 Miles



Site Optimisation. High Specification.

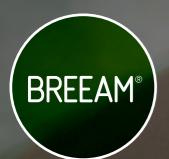


Accommodation	SQ M	SQ FT
Warehouse Inc. Undercroft	7,982	85,898
GF & FF Office	755	8,127
Total (GIA)	8,737	94,025



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.



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



MK100

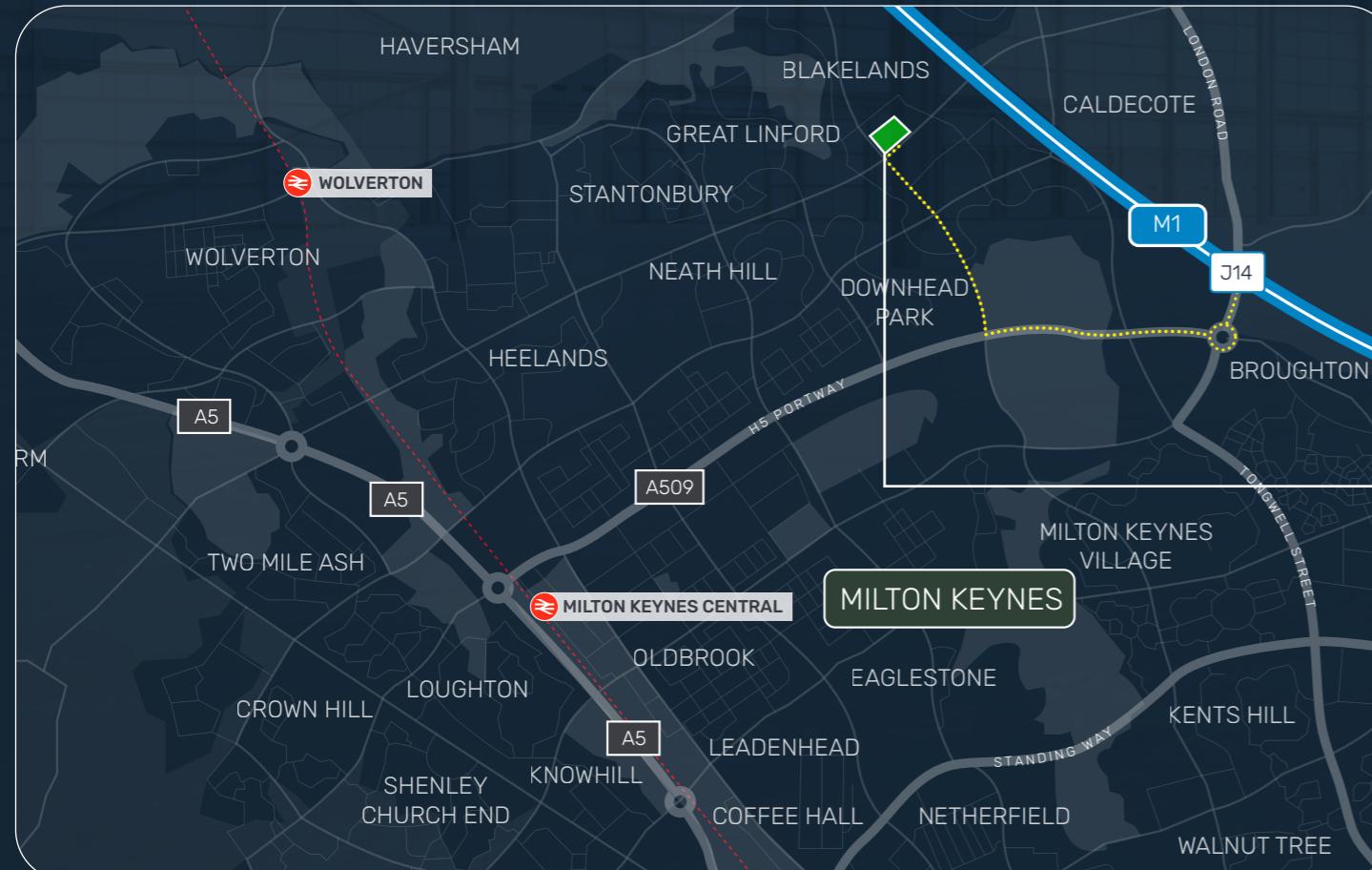


Expanding Employment.

Exceptional Access. Nationwide Connectivity.

TORTOISES.SLEEP.MODEST

	DISTANCE	TIME		DISTANCE	TIME
	London	51 miles		A509	1.9 miles
		1 hr 30 mins			4 mins
	Birmingham	69.5 miles		M1 J14	3 miles
		1 hr 10 mins			6 mins
	Sheffield	119 miles		M1 J13	7.3 miles
		2 hrs			10 mins
	Manchester	152 miles		M1 J6A / M25 J21	32 miles
		2 hrs 40 mins			35 mins
	Tilbury	79 miles			
		1 hr 25 mins		Luton	25 miles
					30 mins
	Southampton	115 miles		Heathrow	56 miles
		2 hrs			1 hr
	Felixstowe	117 miles		Birmingham	58.3 miles
		2 hrs 10 mins			1 hr 5 mins
	Liverpool	165 miles		London City Airport	65.7 miles
		2 hrs 50 mins			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

