

Logistics City Milton Keynes

Logistics City

Milton Keynes

TO LET | MK15 8HQ

AVAILABLE NOW

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- 126,106 sq ft
- Grade A logistics building adjacent to the M1 motorway
- 'Net Zero Carbon' in Construction
- Targeting BREEAM 'Outstanding'

KIER



Logistics City Milton Keynes

Welcome to Logistics City Milton Keynes

A brand new, market-leading distribution and logistics unit in a prime M1 location. Totalling 126,106 sq ft (11,715 sq m) the development is situated on Michigan Drive with prominence onto the M1 motorway, and only a 5 minute (1.9 miles) drive to J14 of the M1. Developed with operational efficiencies and ESG features at the heart of its design to ensure that it meets the needs of industrial and logistics operators alike, now and in the future.

Scroll over each icon to show further information

14 dock loading doors

4 level loading doors

12m clear height

Secure Self-contained site

40m yard depth

2 access points (HGV & vehicular access)

ANPR controlled HGV access

Grade A offices with green roof

Ribbon glazing above dock doors (improved safety/lighting)

Electric vehicle charging

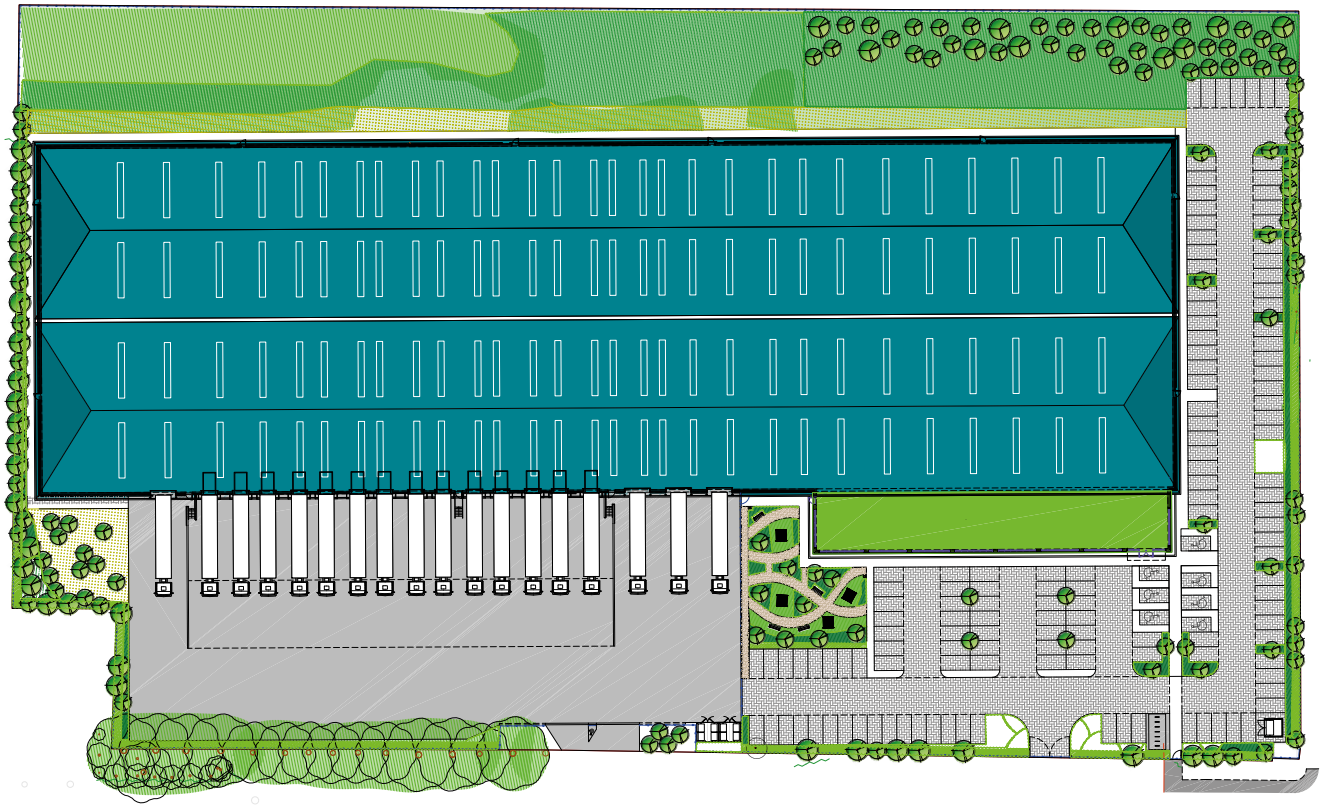
42 cycle spaces (28 internal)

External amenity / break-out area

140 parking spaces

10% Warehouse and roof lights

Solar PV panels



Accommodation

	Sq ft	Sq m
Logistic City MK (GEA)	**126,106**	**11,715**
Warehouse	112,950	10,493
Ground floor office	6,542	608
First floor office	6,614	614
Total	**126,106**	**11,715**
	Acres	**HA**
Site area	6.1	2.47

Indicative GEA areas



Logistics City Milton Keynes

Sustainability

Our Trade City and Logistics City concepts have evolved to be market leading in terms of environmental credentials, ensuring our developments, and the materials used, are sustainable.

From the initial design through to the final completion, our units are built with sustainable materials and energy efficient features, ensuring a lower environmental impact as well as reduced end-costs for the user. Using recycled and low-carbon materials wherever possible.

Built to Net Zero Carbon Standards

Targeting BREEAM Outstanding

Air-source heat pump

Electric vehicle charging

High efficiency LED lighting

Grade A offices with green roof

Cycle storage

Target EPC Rating of A+

Highly efficient building, reducing costs

Sustainably sourced construction materials

Built for efficiency

Reducing environmental impact

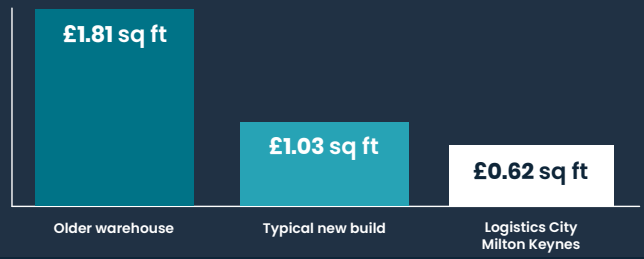
Solar PV Array on the roof

An array of 747 m² **saves £28,628** per annum

Future-Proof against rising energy prices

49% lower energy use than a typical current new build warehouse

Lower occupational costs





Logistics City Milton Keynes

Prioritising well-being



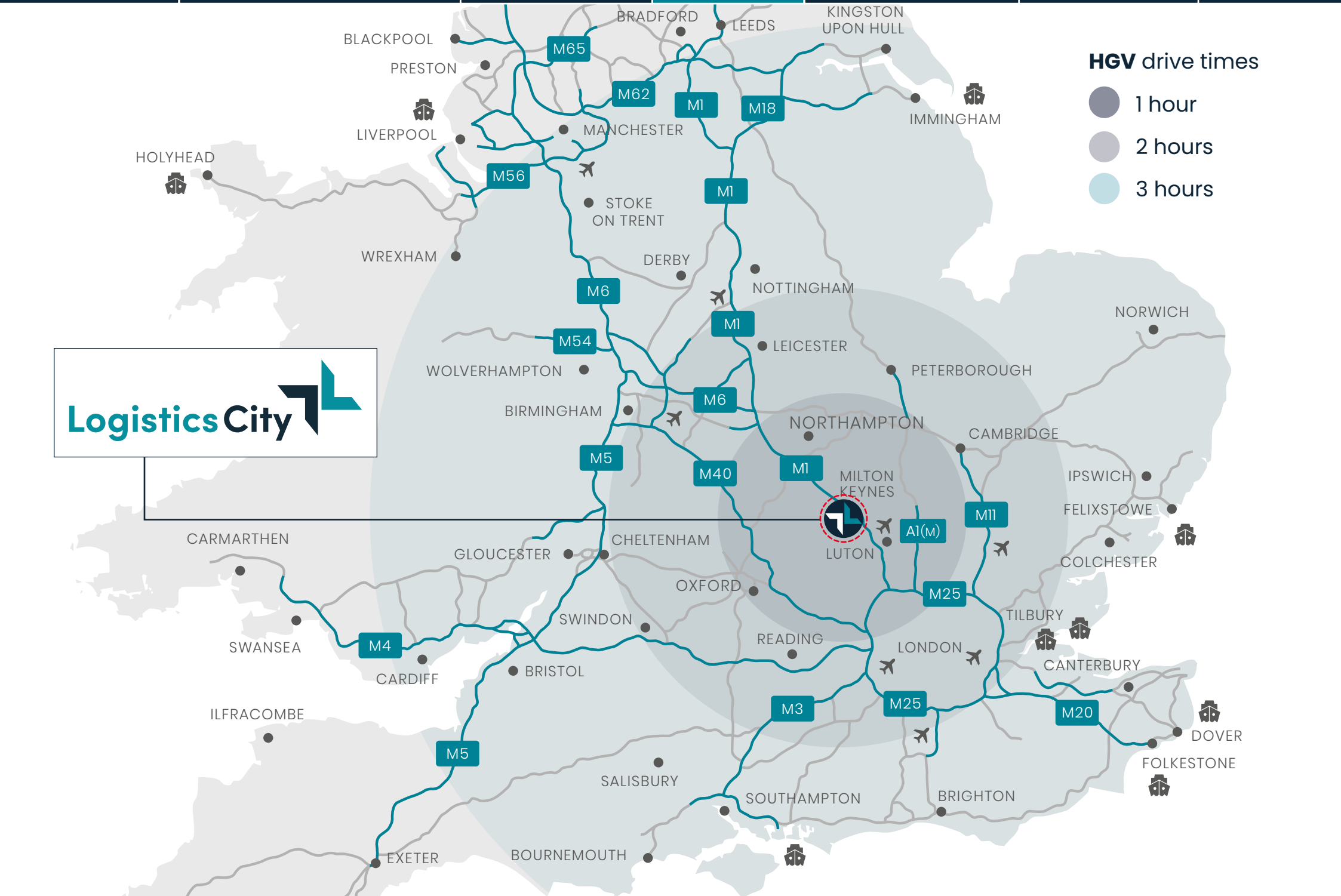
Logistics City Milton Keynes

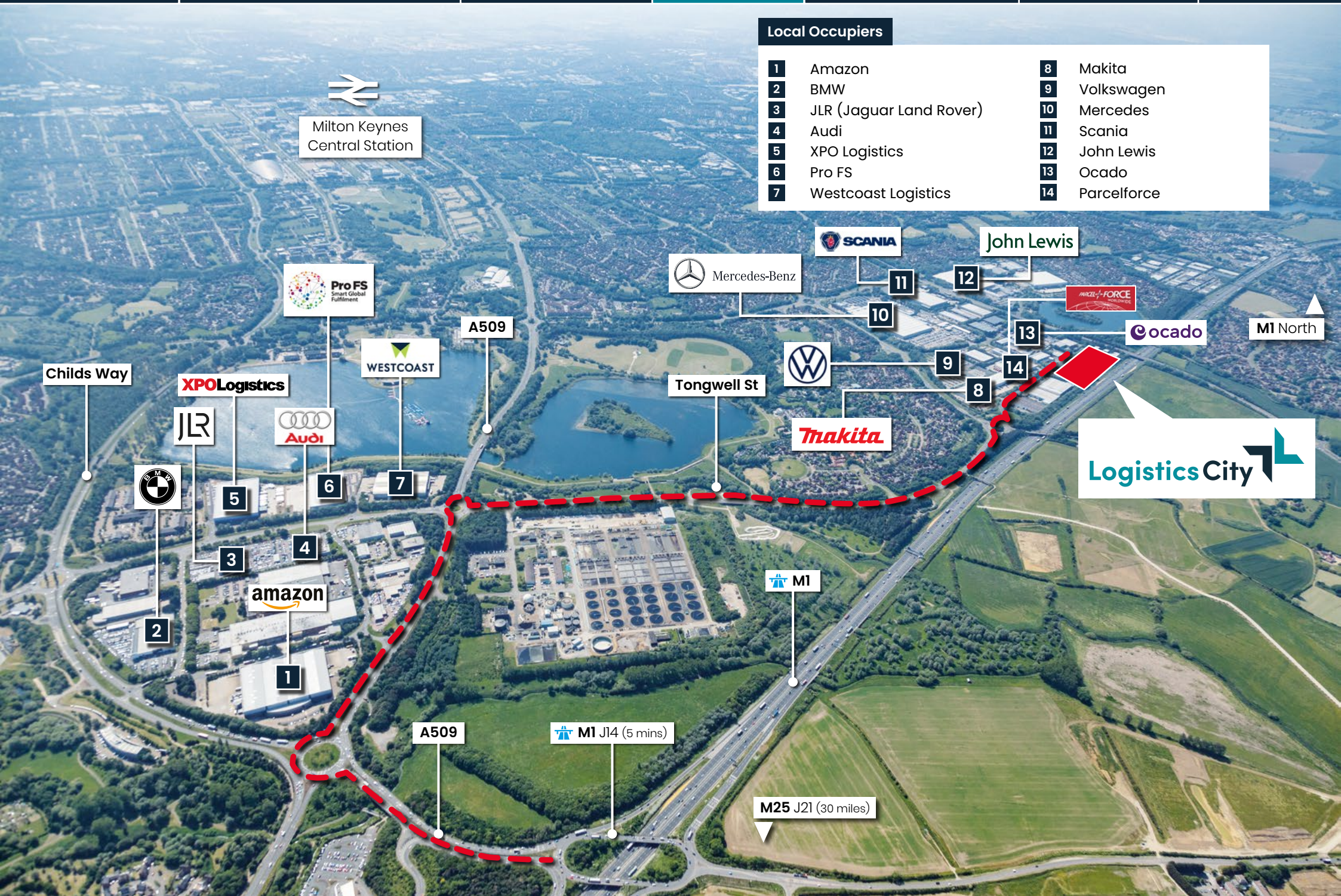


Logistics City Milton Keynes

Prominently placed and strategically located

Logistics City Milton Keynes' ideal location makes it extremely well placed to serve the majority of the UK within 4.5 hours HGV drive time, 87% of the population, making it a prime logistics location.


HGV drive times
1 hour
2 hours
3 hours
Logistics City
BRADFORD
LEEDS
KINGSTON UPON HULL
BLACKPOOL
PRESTON
M65
M62
M1
M18
IMMINGHAM
LIVERPOOL
MANCHESTER
HOLYHEAD
M56
M1
STOKE ON TRENT
WREXHAM
DERBY
NOTTINGHAM
M6
M1
NORWICH
M54
LEICESTER
WOLVERHAMPTON
PETERBOROUGH
M6
BIRMINGHAM
NORTHAMPTON
CAMBRIDGE
M5
M40
M1
MILTON KEYNES
IPSWICH
M11
FELIXSTOWE
A1(M)
CARMARTHEN
CHELTENHAM
GLOUCESTER
LUTON
COLCHESTER
OXFORD
M25
TILBURY
SWINDON
READING
LONDON
SWANSEA
M4
CANTERBURY
CARDIFF
BRISTOL
M3
M25
M20
ILFRACOMBE
DOVER
M5
FOLKESTONE
SALISBURY
SOUTHAMPTON
BRIGHTON
EXETER
BOURNEMOUTH


Local Occupiers
1 Amazon
2 BMW
3 JLR (Jaguar Land Rover)
4 Audi
5 XPO Logistics
6 Pro FS
7 Westcoast Logistics
8 Makita
9 Volkswagen
10 Mercedes
11 Scania
12 John Lewis
13 Ocado
14 Parcelforce
Milton Keynes Central Station
Childs Way
A509
Tongwell St
M1
M1 North
M1 J14 (5 mins)
M25 J21 (30 miles)
Logistics City

Drive times (by car)

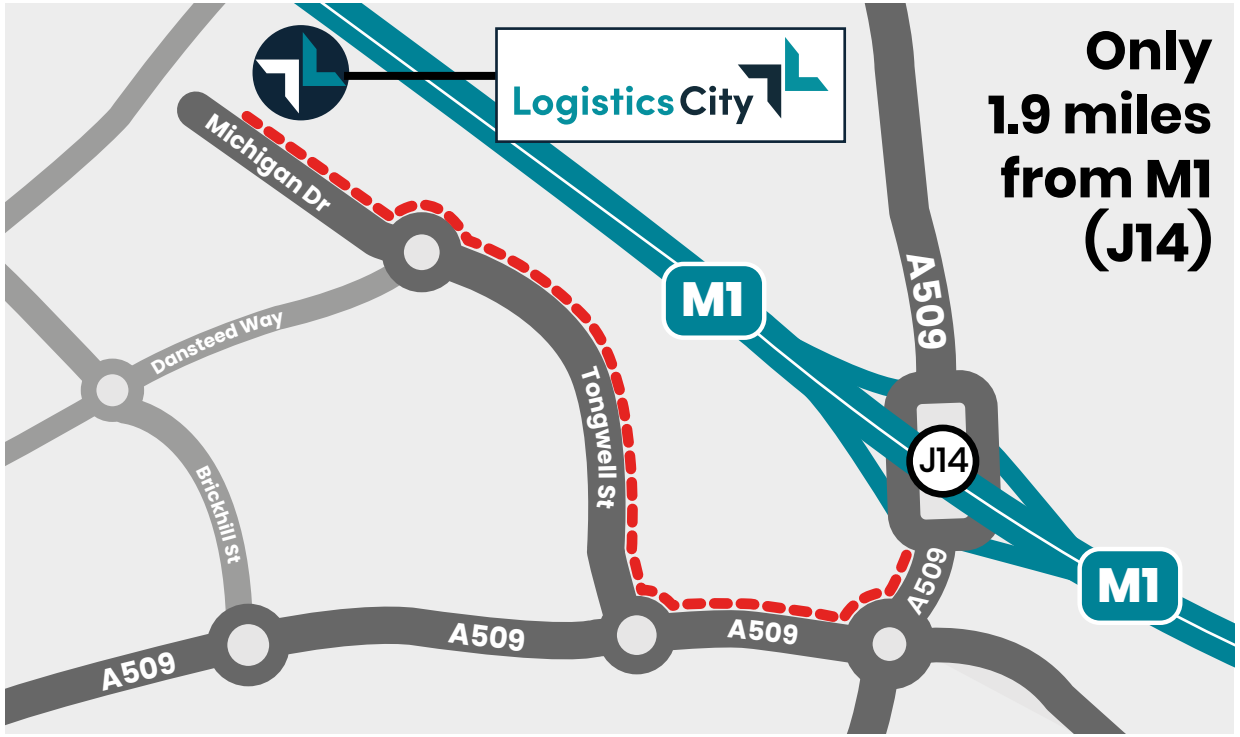
Destination	Miles	Time
M1 Jct 14	1.9 miles	5 mins
MK Central Station	4.1 miles	9 mins
City Centre	4.4 miles	10 mins
M1 Jct 13	7 miles	12 mins
M25 Jct 21	30 miles	35 mins
London	51 miles	1 hr 10 mins
Birmingham	71 miles	1 hr 20 mins
Manchester	154 miles	2 hrs 50 mins

Drive times (Ports by HGV)

Destination	Miles	Time
Tilbury	76 miles	1 hr 25 mins
Southampton	106 miles	2 hrs 5 mins
Felixstowe	115 miles	2 hrs 10 mins
Liverpool	168 miles	3 hrs 5 mins

Train times (from Milton Keynes Central)

Destination	Time
London Euston	35 mins
Birmingham	55 mins
Manchester	1 hr 35 mins

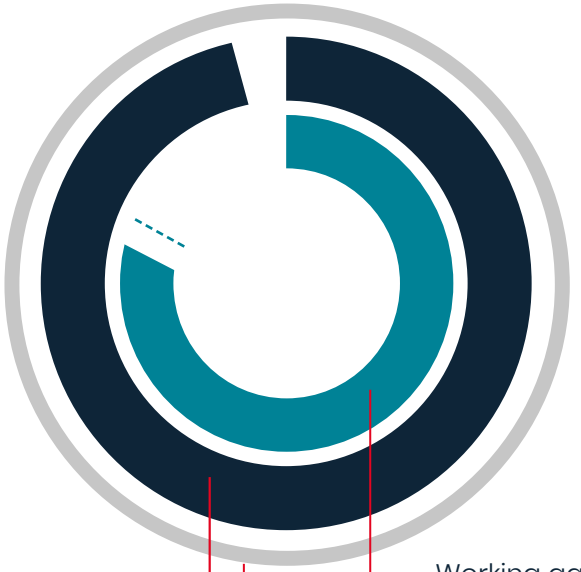


SatNav

1 Michigan Drive
Tongwell
Milton Keynes
MK15 8HQ

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Population estimates and projections:
30 min drive time catchment



Estimated population 2022
869,100

Working age population 2022
550,200
(63.3% of population)

Projected population 2032
897,800
(+3.3%)

Projected working age Population 2032
560,650
(+1.9%)

Economically active
453,600
(74% aged 16-74)
Higer than the GB average

Living within a 4.5hr HGV drive time
57.5 m
(87% of the GB population)

Living within a 2hr HGV drive time
19.6 m
(29.8% of the GB population)



Logistics City Basingstoke

Kier Property in joint venture with Investec completed the development of Logistics City Basingstoke in April 2019. The scheme consisted of 109,235 sqft across three industrial units on a five-acre site.

Basingstoke is a dominant south east industrial centre benefiting from exceptional transport links via road, rail and air. Situated within one of the town's most recognised industrial/warehouse areas, close to (J6) M3.

A former office and distribution warehouse Kier Property let Unit A to Network Rail and Unit B to Oxoid Limited, who trade as Thermofisher. Both units were then sold to a private US Fund.





Tri-Link 140, Normanton

Kier's scheme provided an excellent industrial and warehouse opportunity, comprised of 142,338 sq ft facility incorporating 136,231 sq ft warehouse and 6,107 sq ft of office space.

Located in Wakefield, Europort is an established location at J31 of the M62. Tri-Link 140 is regarded as a flagship industrial and warehouse development that offered high quality buildings in a highly accessible and strategic motorway location.

The location benefited from the European rail freight access through the Europort freight terminal and has ready access to the deep water ports of Goole and Hull and five international airports within a one hour's drive.



6.7m+ sq ft
over 54 schemes

£233m
of social value across Kier

90%
Customer Satisfaction

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All statements contained within these particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract or warranty. Unless specified to the contrary, interested parties should note the following: All dimensions, distances and floor areas are approximate and are given for guidance purposes only. October 2026.

Logistics City
tradeandlogistics.co.uk

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A Kier Property development