



INDURENT

MILTON KEYNES

MK1 1DR
///THINGS.UNITS.EMPLOY

TWO HIGH QUALITY INDUSTRIAL/
DISTRIBUTION WAREHOUSES

M140: 140,566 SQ FT (13,059 SQ M)

M21: 20,914 SQ FT (1,943 SQ M)

Available for immediate occupation



Up to 1250 kVA power
provision to units.



BREEAM 'Excellent' rating.



Warehousing that Works.

High performance space for your business.

If you're looking for a high-performing, sustainable building that works as hard as you do, then look no further. These two industrial/distribution units are located in Indurent Park, Milton Keynes, a strategically situated development in the centre of the established Milton Keynes town industrial area.

An ideal location for Milton Keynes

The site spans 7 acres and consists of two high quality warehouses available for immediate occupation. Indurent Park, Milton Keynes is an exemplary development for a broad range of occupiers seeking to optimise their business activities in the Midlands and the rest of the UK.



New industrial/distribution units up to 140,566 SQ FT. Available for immediate occupation.



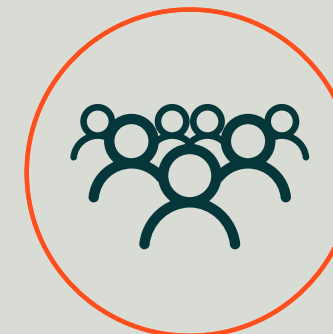
Prominent location 1 mile from the A5, with direct access to the M1.



BREEAM 'Excellent' with an EPC A rating.



Enhanced quality private estate with landscaped environment.



Excellent local labour pool of 145,600 economically active population with a 30 minute drive. (Source: Nomis)



EV charging points provided with provision to future-proof occupier fleet requirements.





Warehousing that Works.

You're well-connected.

- FITNESS
- HOTELS
- SUPERMARKETS
- FUEL STATIONS
- RESTAURANTS
- SHOPPING
- CINEMA

M1

MAGNA PARK MK

A5

YOKOHAMA

YAMAHA

TESCO

DOMINOS

BIBBY DISTRIBUTION

BLETCHAM WAY

ROYAL MAIL

STADIUM MK

IKEA

TOOLSTATION

BLETCHAM WAY

SCREWFIX

TRAVIS PERKINS

SELCO

EDMUNDSON ELECTRICAL

MARSHALL

MATALAN

B4034

SIEMENS

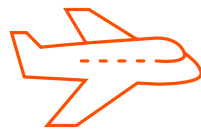
CHARLES TYRWHITT

You're well-connected.



6 AIRPORTS

6 airports under 2 hours away.



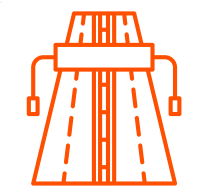
6 MILES

from the M1 J14.



46 MINUTES

from DIRFT Railway.



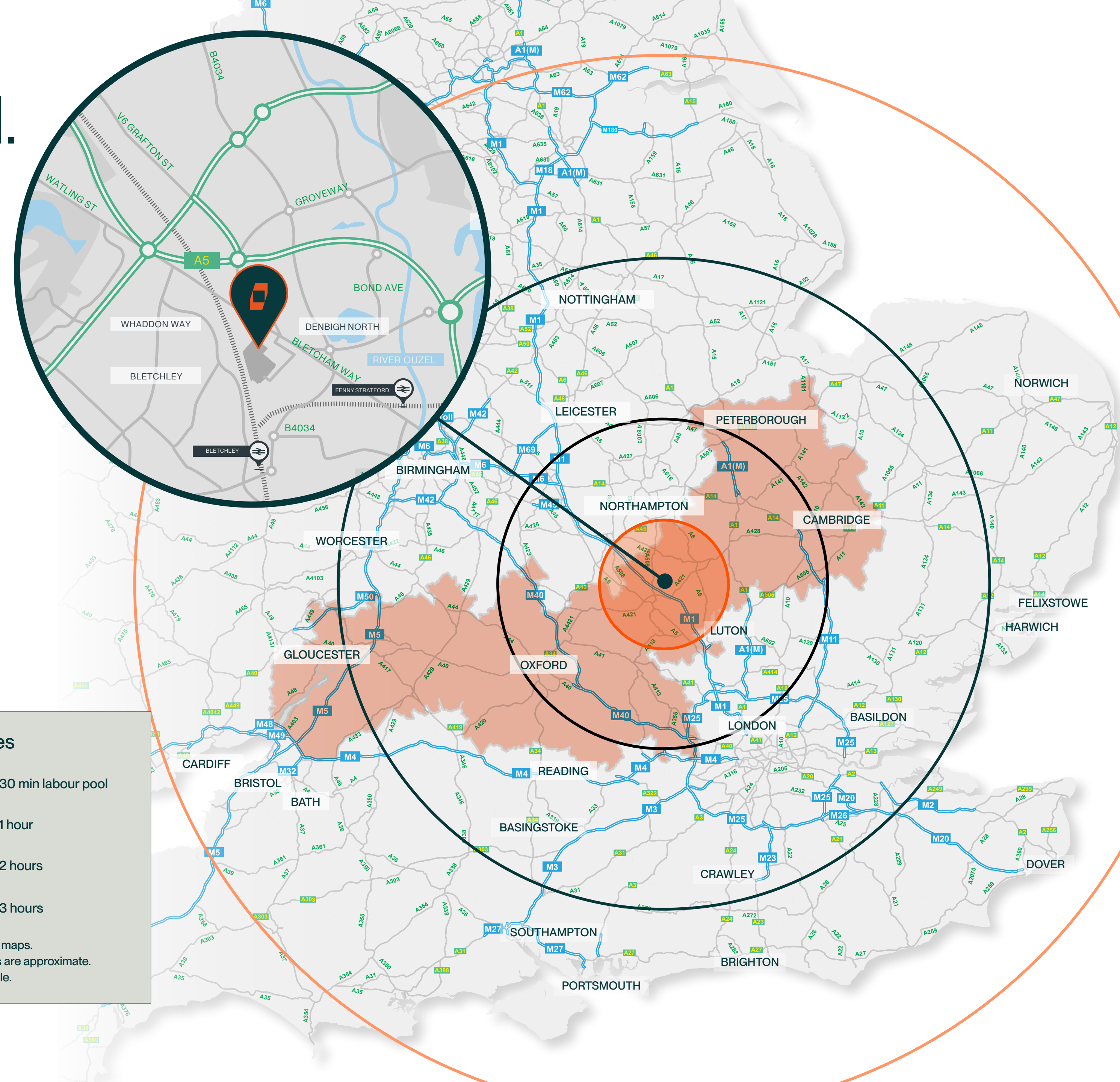
1 HOUR 30 MINS

from London Gateway Port.

Drive times

- Within 30 min labour pool
- Within 1 hour
- Within 2 hours
- Within 3 hours

Source: Google maps.
Travel distances are approximate.
Maps not to scale.



Warehousing that Works.

Schedule of accommodation.

	M140	M21
WAREHOUSE	125,324 SQ FT (11,643 SQ M)	18,147 SQ FT (1,686 SQ M)
OFFICES INC. GF CORES	15,242 SQ FT (1,416 SQ M)	2,767 SQ FT (257 SQ M)
TOTAL	140,566 SQ FT (13,059 SQ M)	20,914 SQ FT (1,943 SQ M)
CLEAR INTERNAL HEIGHT	12.5M	8M
LEVEL ACCESS DOORS	1	2
DOCK LOADING DOORS	11	-
CAR PARKING SPACES	143	24
EV CHARGING POINTS	14	2
HGV PARKING SPACES	13	-
YARD DEPTH	50M	32M
FLOOR LOADING	50 kN/SQ M	50 kN/SQ M
POWER SUPPLY	1180 KvA	300 KvA
TOTAL IF COMBINED: 161,480 SQ FT (15,002 SQ M)		

All floor areas are approximate gross internal areas.

WAREHOUSE



BREEAM
'Excellent'



EPC
A rated

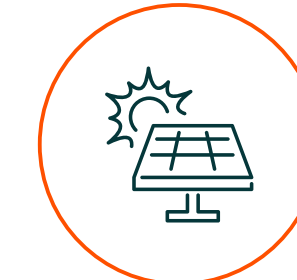


50 kN/SQ M
floor loading



15% roof
lights

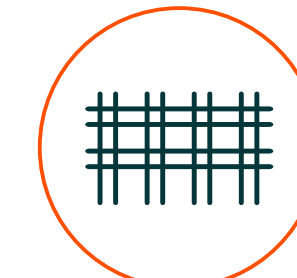
EXTERNAL



Solar PV panels
included as standard



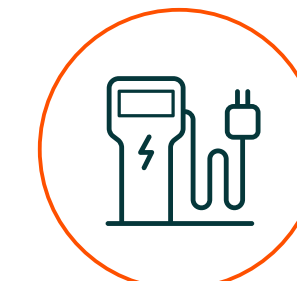
Secured entrances
independent gates



Perimeter paladin
estate fencing



Up to 50m
yard depth



EV car
charging

OFFICES



LED lighting with
smart control



VRF heating and
comfort cooling



Double height
glazed HQ reception



Grade A open
plan office



Development layout.



Development layout is indicative.

Total area (GEA):
161,480 SQ FT



Sustainability.



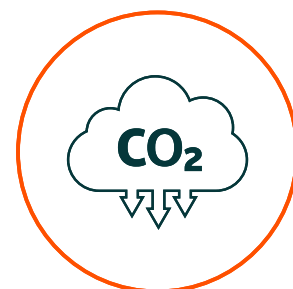
BREEAM UK New Construction 2018 (Shell & Core)
‘Excellent’ rating



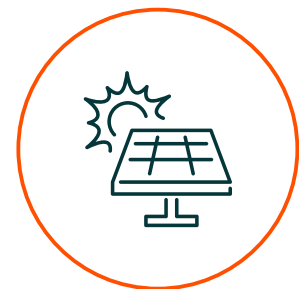
Energy Performance Certificate
A rating for excellent energy performance



Natural Light
Optimised use of natural light with 15% roof lights and excellent office visibility



Renewable Technologies
Air source heat pumps provide reduced energy consumption and CO2 emissions



PV Panels
Potential to fund PV panels, subject to occupier requirements



Electric Vehicle Charging
EV charging points provided with provision to future-proof occupier fleet requirements



Water Regulation Technologies
Efficient sanitary-ware with low flow rates to reduce water consumption



Sustainable Materials
Reduce energy consumption and environmental impact over the life cycle of the building



Bicycle Spaces
Ample spaces in covered shelters encourages environmental travel



Enhanced Cladding
Delivering superior energy performance to reduce running costs



Energy Metering Technology
Allows occupiers to pro-actively manage their energy consumption



Led Lighting
Enables 75% less energy consumption and 25 times more durability than incandescent lighting

Anticipated Electricity Cost Savings

	SIZE	COST PER MONTH	COST PER ANNUM
M140	140,000 SQ FT	£15,556	£186,799
20 YEAR OLD FACILITY	140,000 SQ FT	£20,319	£243,836
COST SAVING £	-	£4,753	£57,037

COST SAVING 23%

	SIZE	COST PER MONTH	COST PER ANNUM
M21	20,000 SQ FT	£3,007	£36,084
20 YEAR OLD FACILITY	20,000 SQ FT	£4,409	£52,911
COST SAVING £	-	£1,402	£16,827

COST SAVING 32%





EDWARD SIBLEY

Asset Manager

📞 07502 574 092

✉️ edward.sibley@indurent.com



RUPERT MILNE

Director - Head of Logistics South

📞 07471 601 397

✉️ rupert.milne@indurent.com



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