



INDURENT

PARK, MILTON KEYNES

MK1 1DR
///THINGS.UNITS.EMPLOY

FOR SALE/TO LET

A high quality industrial/distribution warehouse

M140: 141,710 SQ FT (13,165 SQ M)

Available for immediate occupation



Up to 1180 kVA
power provision
to units.



BREEAM
'Excellent' rating.



PV panels installed,
generating energy
savings of up to
£62,000 per annum*.

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. This industrial/distribution unit is 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.

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.

This impressive building features a highly sustainable specification including 234 kWp of brand new solar panels as standard.



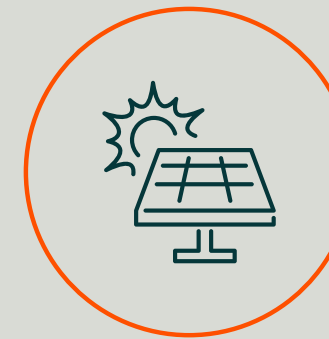
New industrial/distribution unit up to 141,710 sq ft. Available for immediate occupation.



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



BREEAM 'Excellent' with an EPC A rating.



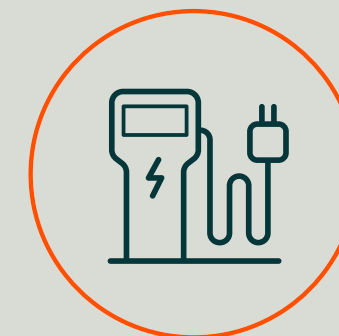
PV panels included as standard, generating energy savings of up to £62,000 per annum.* Further PV can be installed subject to requirement.



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.



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

STADIUM MK

IKEA

TOOLSTATION

BLETCHAM WAY

SCREWFIX

TRAVIS PERKINS

SELCO

EDMUNDSON ELECTRICAL

MARSHALL

MATALAN

WOLSELEY

SIEMENS

B4034

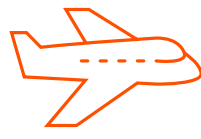
CHARLES TYRWHITT

You're well-connected.



6 AIRPORTS

6 airports under 2 hours away.



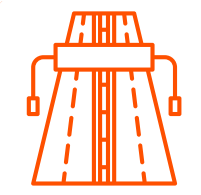
6 MILES

from the M1 J14.



46 MINUTES

from DIRFT Railway.



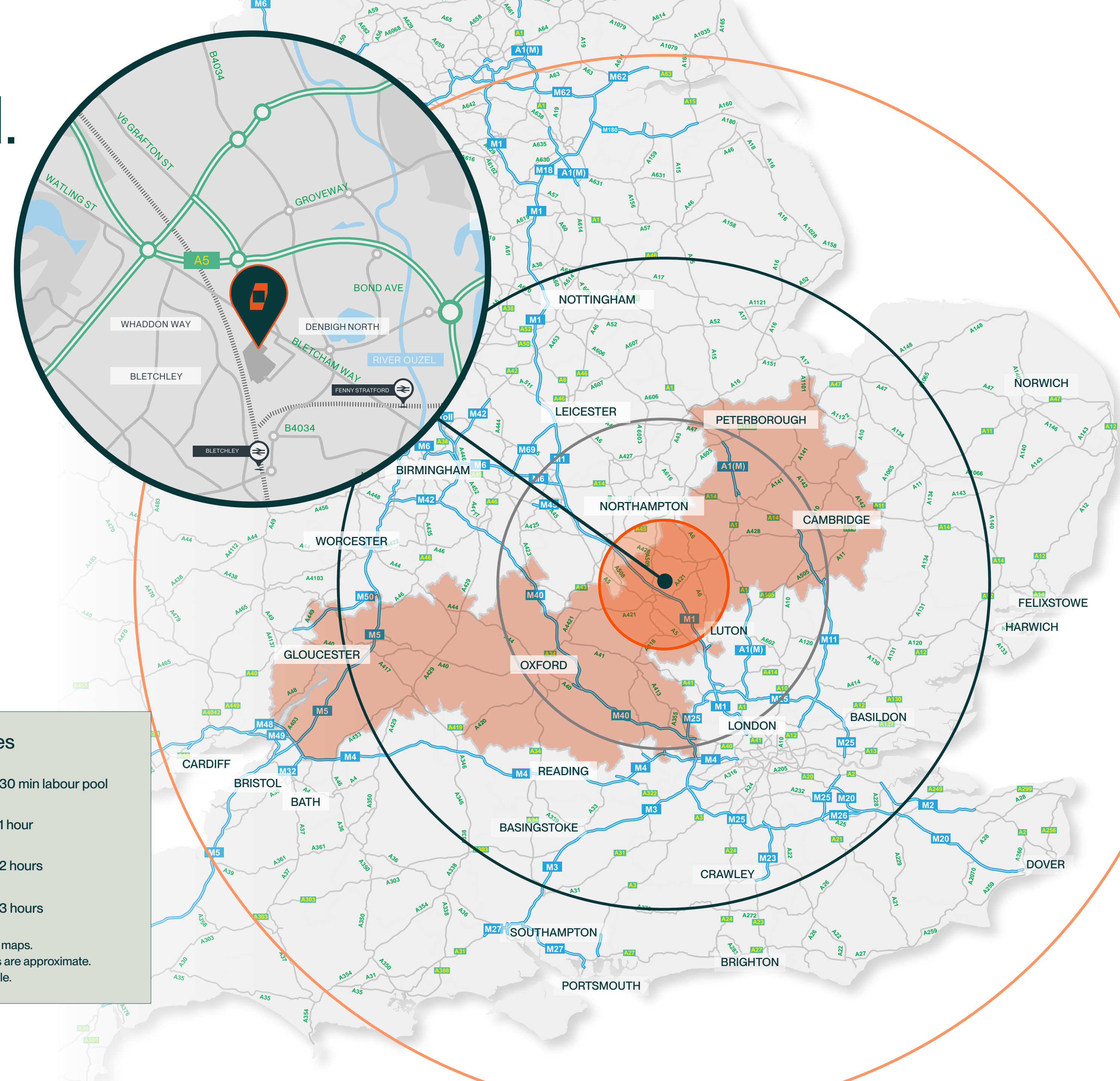
1 HOUR 30 MINS

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
WAREHOUSE	127,286 SQ FT (11,825 SQ M)
OFFICES INC. GF CORES	14,424 SQ FT (1,340 SQ M)
TOTAL	141,710 SQ FT (13,165 SQ M)
CLEAR INTERNAL HEIGHT	12.5M
LEVEL ACCESS DOORS	1
DOCK LOADING DOORS	11
CAR PARKING SPACES	143
EV CHARGING POINTS	14
HGV PARKING SPACES	13
YARD DEPTH	50M
FLOOR LOADING	50 kN/SQ M
POWER SUPPLY	1180 kVA
SOLAR	234 kWp

All floor areas are approximate gross external areas.

WAREHOUSE



BREEAM
'Excellent'



EPC
A rated

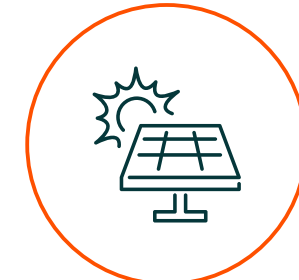


50 kN/SQ M
floor loading



15% roof
lights

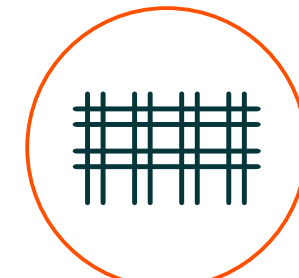
EXTERNAL



Solar PV panels
included as standard



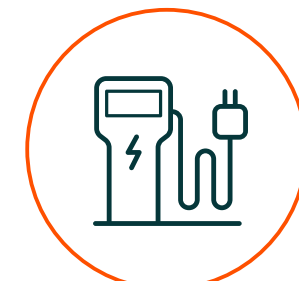
Secured entrances
independent gates



Perimeter paladin
estate fencing



Up to 50m
yard depth



EV car
charging

OFFICES



LED lighting with
smart control



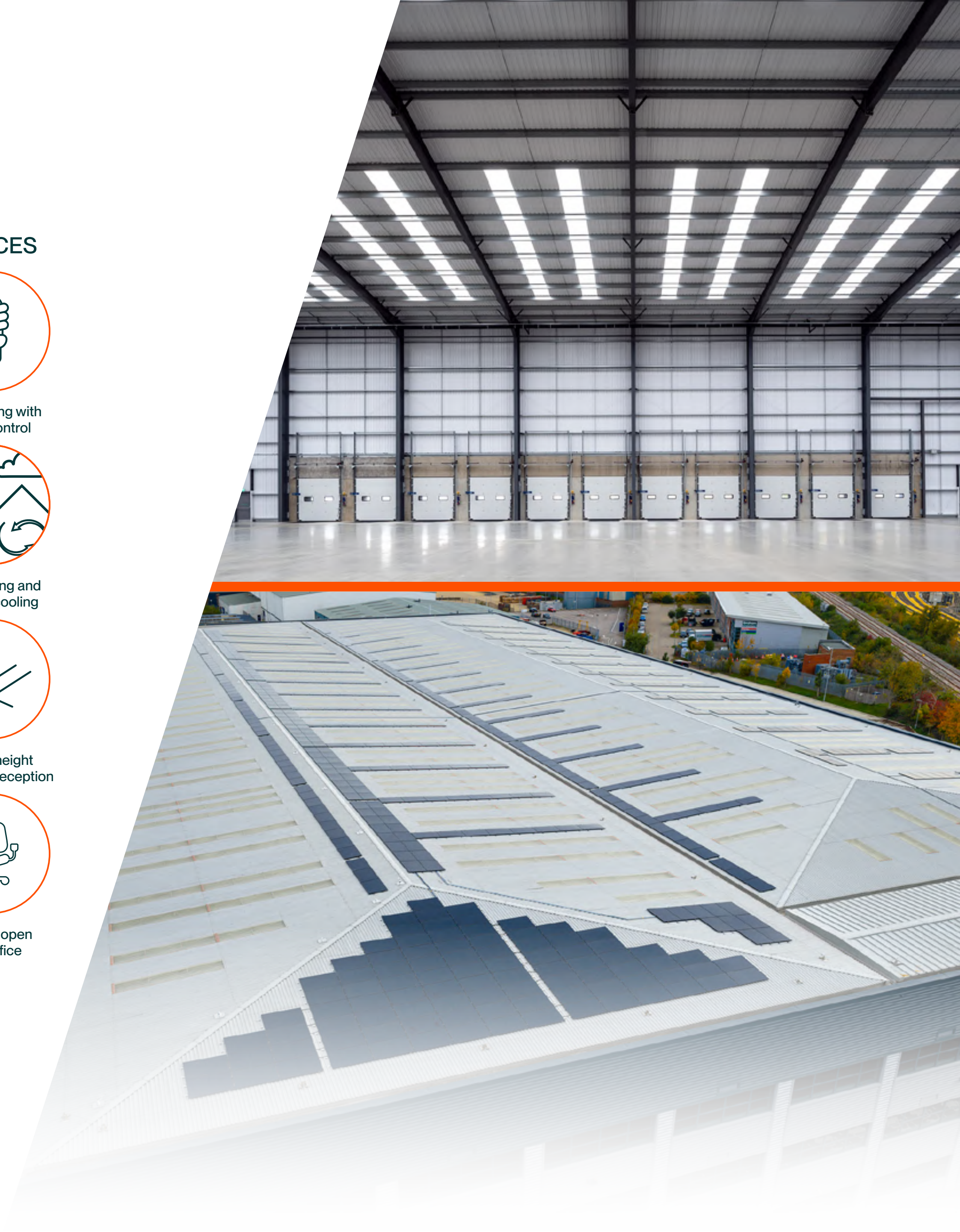
VRF heating and
comfort cooling



Double height
glazed HQ reception



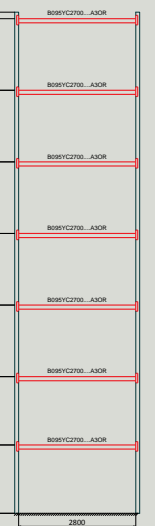
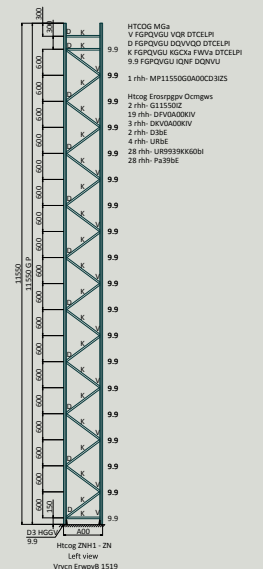
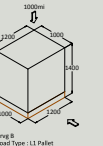
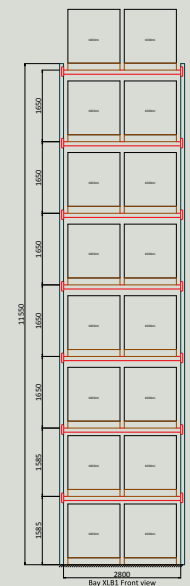
Grade A open
plan office



Racking Plan.

WIDE RACKING LAYOUT

CAPACITY 23,232 PALLETS



Racking plan is indicative.

Development layout.



Development layout is indicative.

Unit M140 - Total area (GEA):
141,710 SQ FT (13,165 SQ M)

LET TO
WOLSELEY UK LTD

UNIT M140

140,566 SQ FT UNIT TO LET



Sustainability.



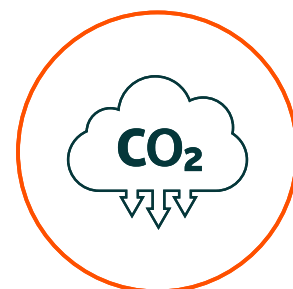
BREEAM UK New Construction 2018 (Shell & Core)
 'Excellent' rating



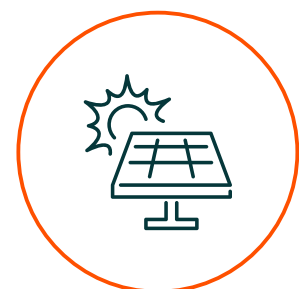
Energy Performance Certificate
 A rating for excellent energy performance



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	141,000 SQ FT	£15,556	£186,799
20 YEAR OLD FACILITY	141,000 SQ FT	£20,319	£243,836
COST SAVING £	-	£4,753	£62,000

COST SAVING 23%

Further information available upon request subject to commercial times.





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Important Notice: These particulars are provided for guidance only and do not constitute any offer or contract. All descriptions, dimensions and other details are given in good faith but should not be relied upon as statements of fact. Interested parties must satisfy themselves as to their accuracy. No person in the employment of the agent has authority to make or give any representation or warranty in relation to the property. Images and plans are for indicative purposes only. All areas and measurements are approximate. Anti-Money Laundering: The successful purchaser or lessee will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations. April 2026. TBDW 05701-14.



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