

# MK60

LASBOROUGH ROAD | KINGSTON | MILTON KEYNES MK10 0AB

**BESPOKE WAREHOUSE / INDUSTRIAL FACILITY UP TO 60,000 SQ FT**

**TO LET / FOR SALE**

Ready for immediate start on site

# BESPOKE WAREHOUSE / INDUSTRIAL FACILITY

MK60



The property will comprise a bespoke production / logistics facility of up to 60,000 sq ft, targeting BREEAM Very Good and EPC A, on a self contained site of 3.2 acres.

Access to the site is via the Lasborough Road roundabout, just off the A421 / Standing Way leading directly from J13 M1.

There is an opportunity to tailor design with early engagement.

# BESPOKE DESIGN AVAILABLE

**MK60**



**M1 J14**

THREE MILES  
FROM J14 M1



300 kVA  
OF POWER



8M CLEAR  
HEIGHT



OPPORTUNITY  
TO INFLUENCE  
THE DESIGN

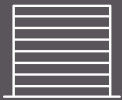


**M1 J13**

FOUR MILES  
FROM J13 M1



DETACHED, SELF  
CONTAINED UNIT  
WITH SECURED YARD



6 DOCK & 2 LEVEL  
ACCESS LOADING  
DOORS



ALTERNATIVE USES  
CONSIDERED



DIRECT ACCESS  
TO THE A421

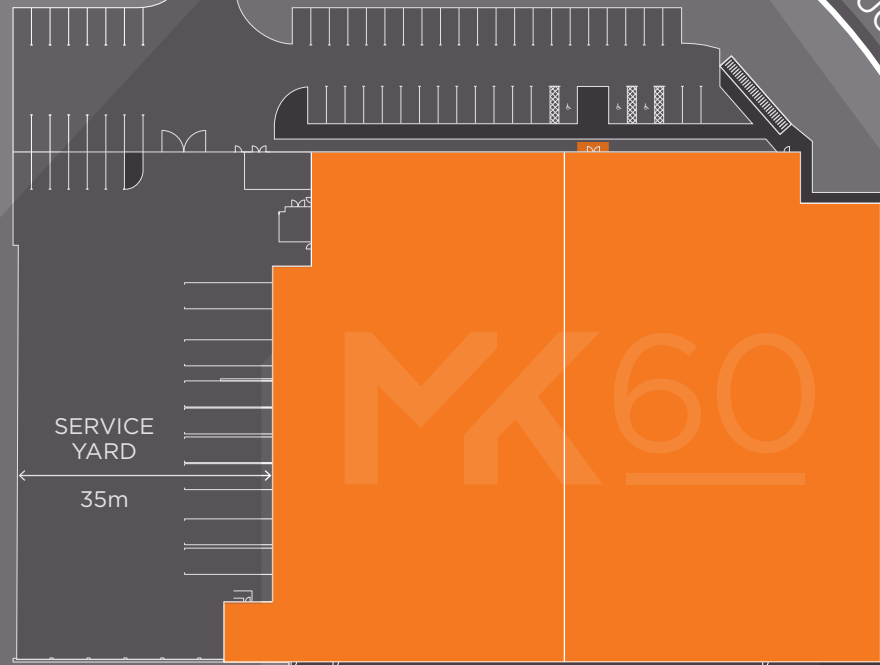


SEPARATE  
LOADING AND  
PARKING AREAS

^  
**M1 J14**  
6 MIN DRIVE

WINCHESTER CIR

LASBOROUGH ROAD



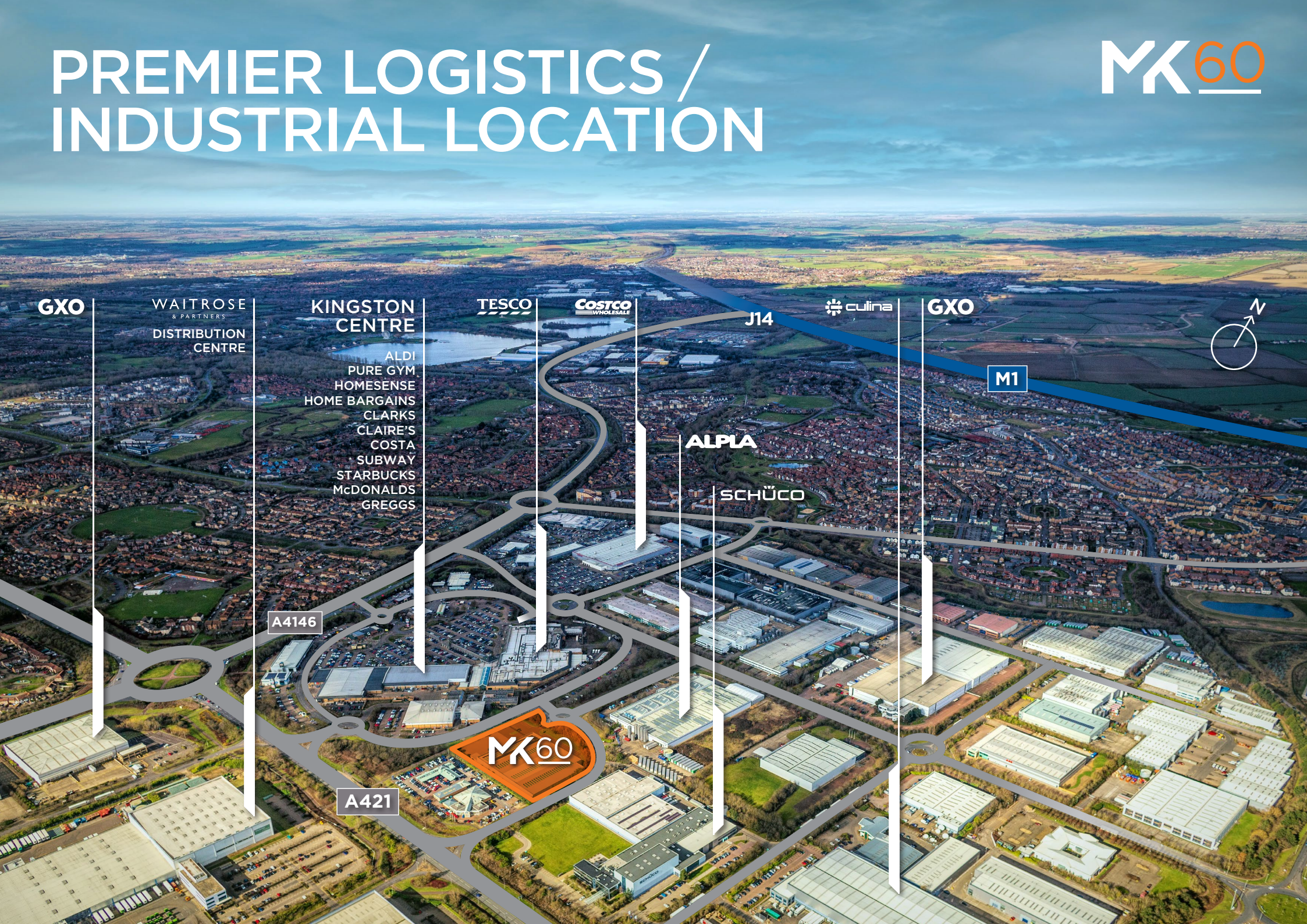
^ A421

A421  
v

M1 J13  
9 MIN  
DRIVE



# PREMIER LOGISTICS / INDUSTRIAL LOCATION



**GXO**

**WAITROSE & PARTNERS**  
DISTRIBUTION CENTRE

**KINGSTON CENTRE**

- ALDI
- PURE GYM
- HOMESENSE
- HOME BARGAINS
- CLARKS
- CLAIRE'S
- COSTA
- SUBWAY
- STARBUCKS
- MCDONALDS
- GREGGS

**TESCO**

**Costco WHOLESALE**

**J14**

**culina**

**GXO**

**M1**



**ALPIA**

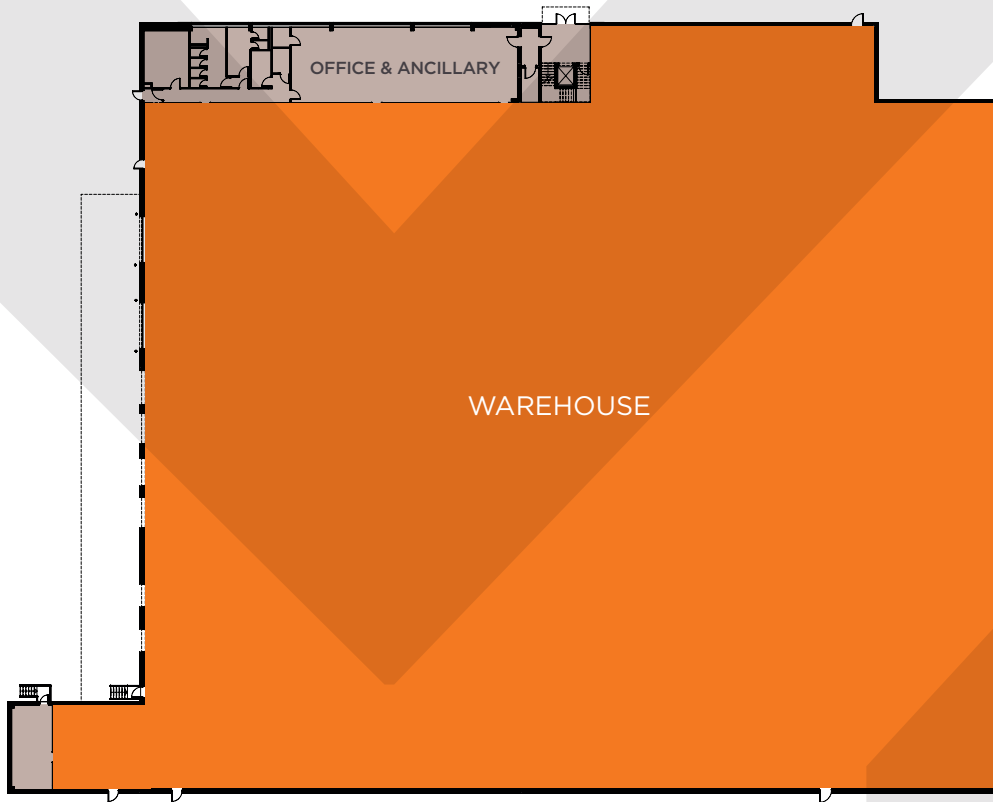
**SCHÜCO**

**A4146**

**MK60**

**A421**

# BUILD TO SUIT OPPORTUNITY



GROUND FLOOR



FIRST FLOOR

## AVAILABILITY

Gross internal floor areas:

	sq ft	sq m
Warehouse	51,904	4,822.04
Offices	5,947	552.49
<b>TOTAL GIA</b>	<b>57,851</b>	<b>5,374.53</b>

## ESG CREDENTIALS



TARGET  
EPC A RATING



TARGET BREEAM  
VERY GOOD



TARGET 10%  
BIODIVERSITY  
NET GAIN



>10% OF PARKING  
BAYS TO BE EV  
CHARGING POINTS



SOLAR PV AND  
LED LIGHTING

# UP TO 60,000 SQ FT OF WAREHOUSE SPACE

MK60



The property benefits from 8m clear heights internally, with a secured service yard and separate car parking.

The property includes cycle parking, EV charging points, roof mounted solar PV and opportunities for high quality staff amenity space to meet the latest standards.

# PRIME INDUSTRIAL & DISTRIBUTION LOCATION

# MK60

- 5 miles MILTON KEYNES TOWN CENTRE
- 44 miles OXFORD
- 50 miles LONDON
- 70 miles BIRMINGHAM



10%

OF UK POPULATION WITHIN 1 HOUR DRIVE OF MILTON KEYNES

89%

OF UK POPULATION WITHIN 4.5 HOUR DRIVE OF MILTON KEYNES



MILTON KEYNES IDENTIFIED AS ONE OF THE UK'S FIVE FAST GROWTH CITIES



LOCATED CENTRALLY BETWEEN CAMBRIDGE & OXFORD AND ON THE LONDON EUSTON-BIRMINGHAM CORRIDOR



KINGSTON BUSINESS PARK IS THE PREMIER BUSINESS PARK IN MILTON KEYNES

## PLANNING APPLICATION

[www.milton-keynes.gov.uk/planning-and-building](http://www.milton-keynes.gov.uk/planning-and-building)

Reference: 23/01503/FUL

## GET IN TOUCH

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