



Better  
for  
business

# The next generation industrial campus

– where place, community and nature are at the heart of business.

41,829 sq ft (3,886 sq m) total GEA



Elfield Park  
1 Araglin Avenue  
Milton Keynes MK5 8AY





# Welcome to



**Elfield Park, Milton Keynes is being re-imagined to shape a new place and working community where knowledge-sharing, openness, interaction and problem solving drive genuine innovation and workers' well-being.**

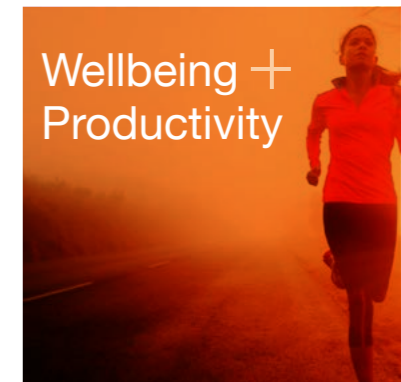
The people who visit and work at EPMK are at the core of the design, with many innovative features that seek to enhance the well-being and productivity of businesses, whilst optimising form, function and keeping operating costs efficient.

EPMK is exceptionally well located within the heart of Milton Keynes and centrally connected to London, Birmingham, Oxford and Cambridge.

It's the location of choice for major national and international organisations attracted by its connectivity and availability of labour and power network.

The current phase (under construction) will set the benchmark for later phases across the 22-acre campus.

## The Future Beautiful™



## Making all the difference

# Design + Innovation

EPMK Floor areas GEA	sq ft	sq m
Ground floor warehouse/ancillary	<b>31,022</b>	<b>2,882</b>
1st floor offices	<b>3,154</b>	<b>293</b>
Mezzanine storage	<b>7,653</b>	<b>710</b>
<b>Total</b>	<b>41,829</b>	<b>3,886</b>
Balcony	<b>226</b>	<b>20</b>

41,829 sq ft (3,886 sq m) total GEA

B2 / B8 flexible space

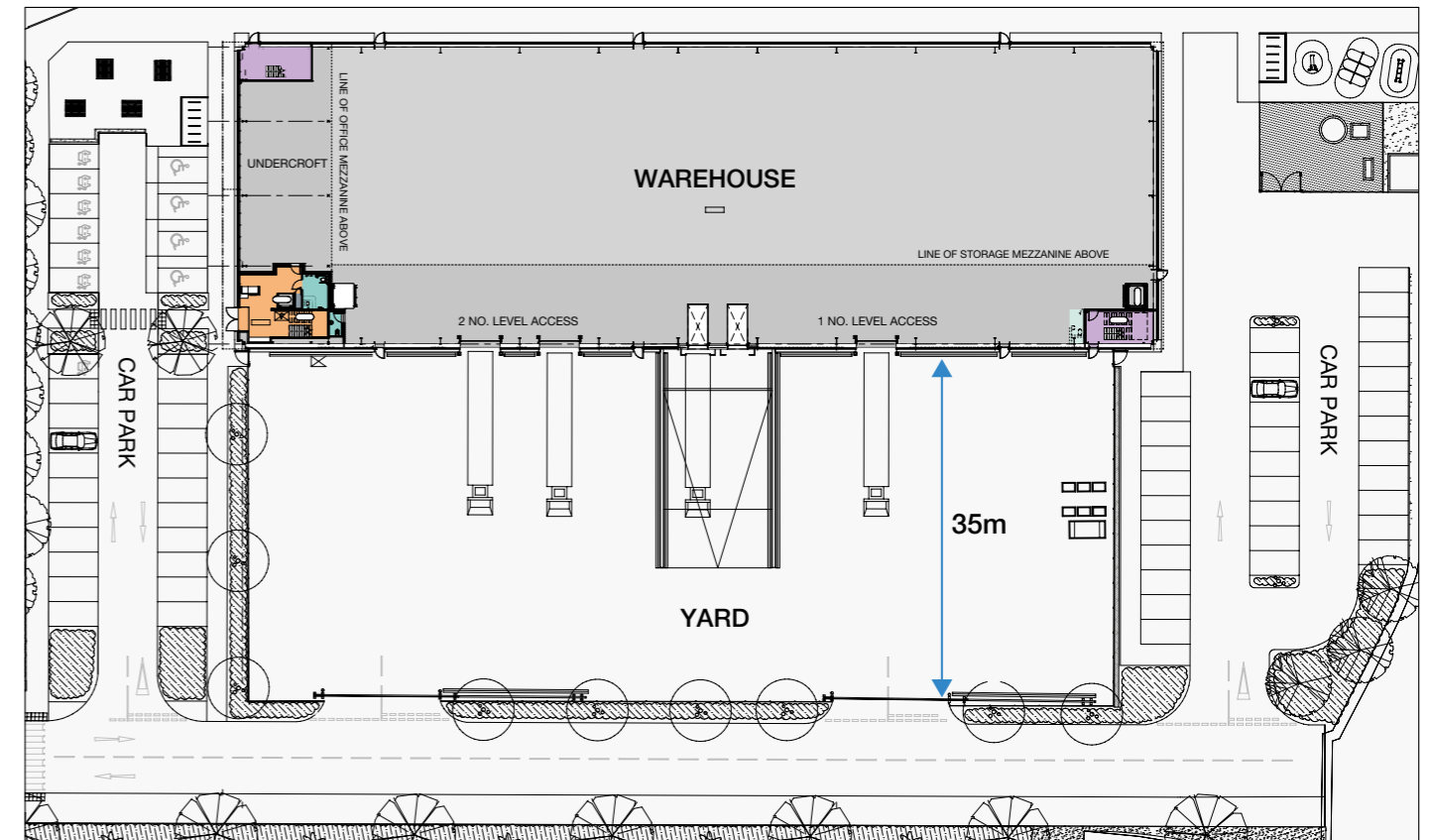
35m deep fully secure service yard

10m eaves height

2 goods lifts

65 car parking spaces

- + Secure cycle storage (32 bikes)
- + 50 kn/m<sup>2</sup> concrete floor slab
- + Fire alarm system
- + 3 loading doors
- + 2 dock levellers
- + Internal mezzanine – 7.5 kn/m<sup>2</sup>
- + BT OpenReach Connection
- + 7 EV charging installed (+ 7 passive)
- + Power capacity of 350k VA
- + Air source heat pump for heating and cooling of the office space







# Connection + Convenience

## The established destination of choice

Milton Keynes is a modern destination boasting a high-quality built environment, further expansion and an abundance of green open space.

EPMK is conveniently located at the junction of the A5/A421 which provides easy access to the wider motorway network.

It has the benefit of an expansion of over 700 hectares of land, which will include over 10,000 new homes and over 100 hectares of employment opportunity.

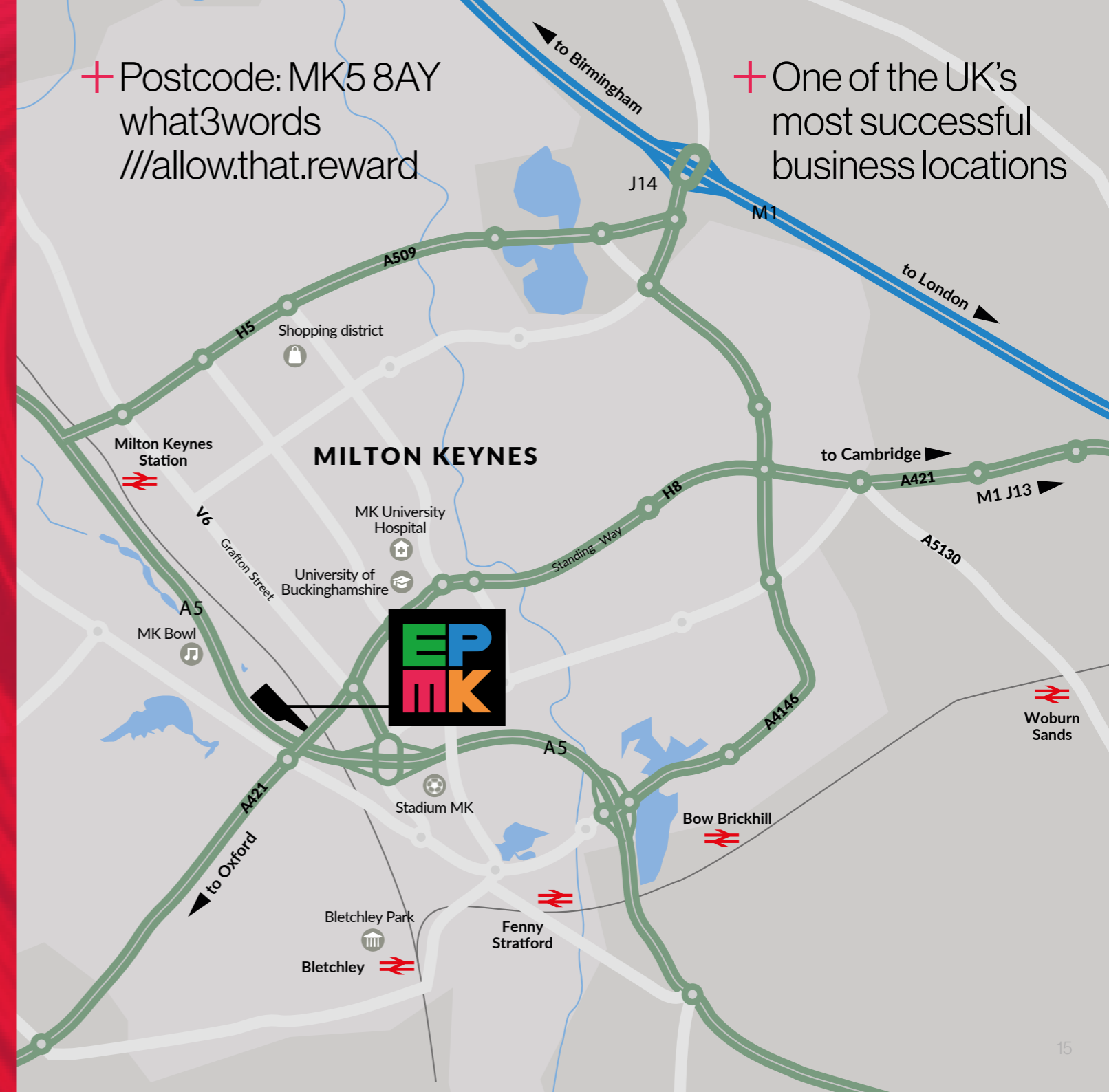
Over the years, thousands of businesses have chosen to relocate to the area, including Amazon, DPD and Red Bull. The growth of business relocation has amounted to over 500 inward investors and 35,000 employees.

Milton Keynes attracts this investment due to its unparalleled transport connections, serving the South East and Midlands.

With so many benefits to offer both businesses and employees, it is no surprise that Milton Keynes is continuing to grow.

## Local occupiers

- |                           |                       |
|---------------------------|-----------------------|
| + Amazon                  | + Westcoast Logistics |
| + XPO Logistics           | + Scania              |
| + Volkswagen              | + H&M                 |
| + Ocado                   | + Audi                |
| + BMW                     | + Makita              |
| + Pro FS                  | + Red Bull            |
| + Mercedes Benz           | + John Lewis          |
| + Parcelforce             | + Waitrose            |
| + JLR (Jaguar Land Rover) | + Tesla               |



+ Postcode: MK5 8AY  
what3words  
///allow.that.reward

+ One of the UK's most successful business locations

# Nature + Sustainability

## Sustainability is at the core of EPMK

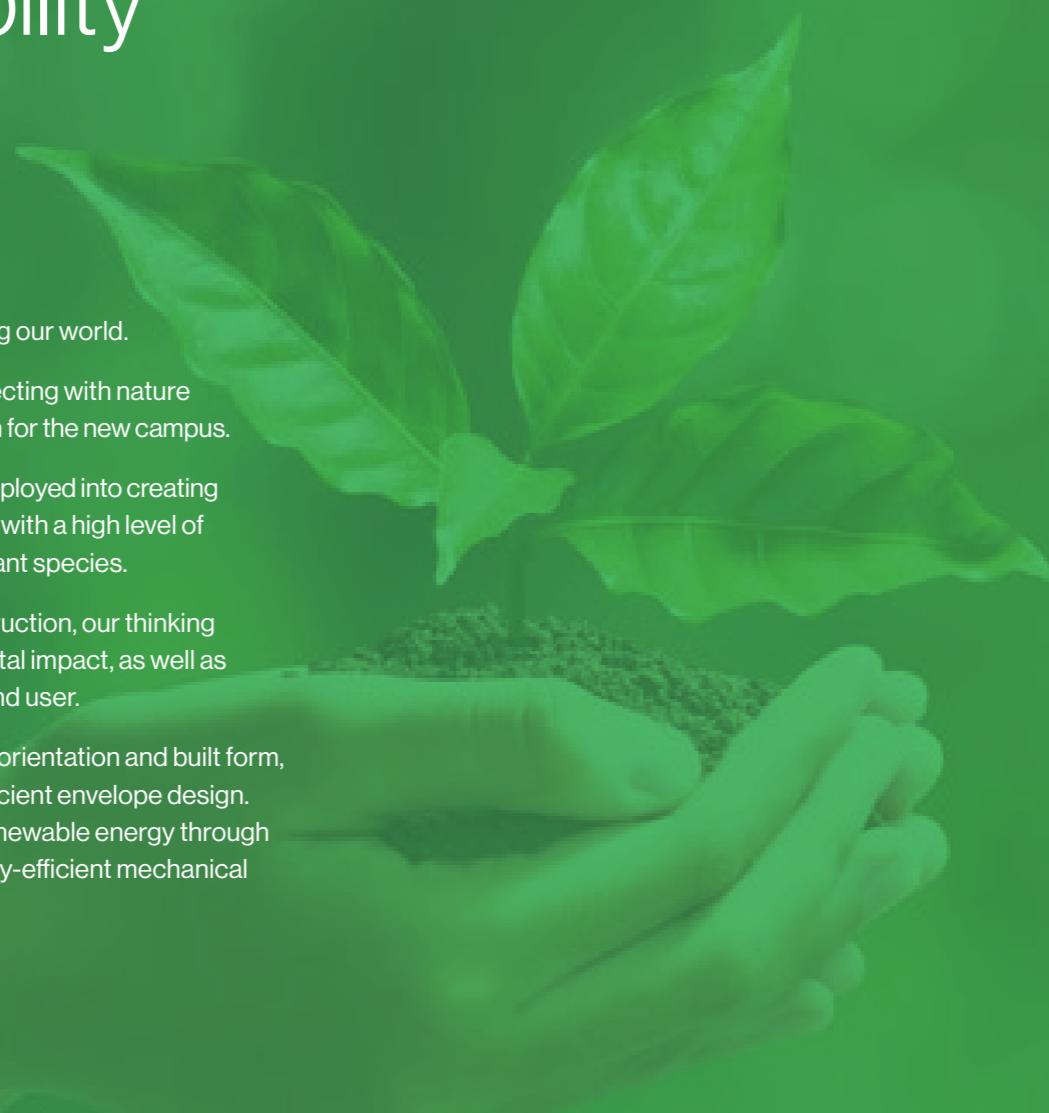
EPMK is focussed on safeguarding our world.

Protecting our planet and reconnecting with nature forms an essential part of the vision for the new campus.

Significant investment has been deployed into creating circa 4 acres of landscaped areas with a high level of biodiversity and native tree and plant species.

Throughout the design and construction, our thinking seeks to minimise the environmental impact, as well as reduced operating costs for the end user.

This is achieved by optimising the orientation and built form, combining lean structures and efficient envelope design. In addition, by generating clean renewable energy through solar panels and integrating energy-efficient mechanical plant and lighting.



EPC A+ achieved



BREEAM Excellent achieved



12,000 new plants (approx.)



233 new trees planted on site



LED lighting throughout fully sensed



Energy smart metering



All electric air source heat pumps to heat and cool the office



Cycle store (32 bikes)



7 EV charging stations (with an addition 7 enabled)



800 m<sup>2</sup> of PV panels  
50% of roof coverage



Cost-effective operation  
High-quality materials and sustainable initiatives to add value and bottom-line savings through reduced operating costs



Waste diverted from landfill  
98% of all construction waste diverted from landfill



20% of the overall site is native planting  
4,930m<sup>2</sup> of native and wildflower planting.



95% of all planting is either native or on the pollinators list



# Wellbeing + Productivity

## Prioritising people and community well-being

The design philosophy for EPMK recognises the importance of high-quality innovative design, balanced with the creation of special places that add value and an extension to the working environment.

The quality of daylighting in the office and warehouse areas has been a key design feature, with investment in full-height glazing to the office and slotted glazing panels to the warehouse façades.

The landscaped areas provide an opportunity to connect with nature with a collection of spaces that allow the community to relax, socialise and exercise away from their day-to-day working environment.

Time, care and thought has been invested into the selection of native plant species and public art that connects people emotionally to nature.



3 – 4 acres of landscaped amenities



Outdoor exercise area



Landscape design led



Harmonious working environment



Optimising natural light



Strong connection to nature



Water feature to improve and enhance wellbeing



£35,000 invested in public art



Contemplation points



External amenity & break-out area



Enhanced daylight to warehouse space



Cycle Redway connected to 200 miles across Milton Keynes



Designed to enhance wellness, concentration and performance



Light-filled mezzanine office best in class





# Better today + Tomorrow

## Business advantage



- + 41,829 sq ft (3,886 sq m) total GEA
- + B2/B8 flexible space
- + 35m-deep, fully secure service yard
- + 3,154 sq ft (293 sq m) office space
- + 7,653 sq ft (711 sq m) storage mezzanine
- + Internal mezzanine - 7.5 kn/m<sup>2</sup>
- + 226 sq ft balcony
- + 10m eaves height
- + 2 goods lifts
- + 3 loading doors
- + 2 dock levellers
- + 50 kn/m<sup>2</sup> concrete floor slab
- + 65 car parking spaces
- + Low operational costs
- + Fire alarm system
- + BT OpenReach Connection
- + Power capacity of 350k VA



- + One of Britain's most successful business locations – £1bn private investment and continued expansion
- + Growth of business relocation has amounted to over 500 inward investors and 35,000 employees
- + Local occupiers include Amazon, Audi, BMW, DPD, Parcelforce, John Lewis and Red Bull
- + One of Europe's premier distribution locations
- + Situated at the junction of the A5/A421 which provides easy access to the wider motorway network
- + M1 junction 13/14 in 10 minutes
- + Heart of the Oxford Cambridge technology arc
- + Unparalleled transport connections, serving London, the South East and Midlands.



- + EPC A+ (achieved)
- + BREEAM Excellent (achieved)
- + 12,000 new plants (approx.)
- + 233 new trees planted on site
- + LED lighting throughout
- + Energy smart metering
- + All electric air source heat pumps to heat and cool the office
- + Cycle store (32 bikes)
- + 7 EV charging stations (with an addition 7 enabled)
- + Cost effective operation
- + Waste diverted from landfill
- + 4,930m<sup>2</sup> of native and wildflower planting.
- + 95% of all planting is either native or on the pollinators list



- + 3–4 acres of landscaped amenities
- + Landscape design led
- + Outdoor exercise area
- + Harmonious working environment and strong connection to nature
- + Optimising natural light
- + £35,000 invested in public art
- + Contemplation points
- + External amenity & break-out area
- + Enhanced daylight to warehouse space
- + Cycle Redway connected to 200 miles across Milton Keynes

# The Future Beautiful™

## Phase 2

A master plan and planning application for the remaining 15 acres of the campus has been developed and submitted to MK Council for approval. The target for decisions is Q3 2024.

The innovative design philosophy follows the approach of phase 1, providing a collection of best-in-class B2/B8 buildings set in a landscaped environment. Four new buildings totalling circa 252,000 sq ft (GEA) are proposed as follows:

<b>Building 2</b>	110,000 sq ft
<b>Building 3</b>	73,000 sq ft
<b>Building 4a</b>	34,500 sq ft
<b>Building 4b</b>	34,500 sq ft



# Contact us

## To let

**Elfield Park Milton Keynes** provides a rare opportunity to locate to a market-leading campus in a 41,829 sq ft B2/B8 space.

**Phase 1** is ready for occupation and available to let, on terms to be agreed.

**Energy Performance Certificate** – EPC A+ achieved

## epmk.uk

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The Future Beautiful™