

Grade A speculative logistics development totalling 337,976 sq ft

**Three units ranging from  
45,614 sq ft to 292,362 sq ft**

On site and available for occupation Q2 2023

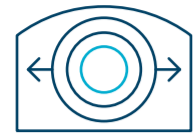


Introducing CORE Milton Keynes, a Grade A speculative logistics development totalling 337,976 sq ft (31,399 sq m) with three units available from 45,614 sq ft (4,238 sq m) to 221,343 sq ft (20,563 sq m). Located on Merton Drive and adjacent to the A5, the development is just 5 miles from the M1 J14. Brought to you by Trammell Crow Company, this unrivalled opportunity embodies the very best in class when it comes to sustainability, innovation and specification.

# EXCELLENCE

*by Design*





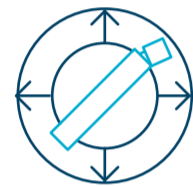
**Flexible logistics space**

Three units available ranging from 45,614 sq ft (4,237 sq m) to 221,343 sq ft (20,563 sq m). Units 1 and 2 designed to be joined for a single occupier requiring 292,392 sq ft.



**Maximising capacity**

12 - 15m clear internal height and floor loading capacity of 50-60kN/m<sup>2</sup> with jointless concrete floor slabs.



**Expansive service yards**

35m – 55m service yard depths including secured site with fencing, access gatehouse and vehicle barriers.



**Harmonious environment**

with sustainability and wellbeing features at its core.



**Best in class rating**

Targeting EPC 'A' rating and BREEAM 'Excellent' certification.



**Established location**

Predominantly industrial surroundings with occupiers including Nissan, Ball Corp, Dominoes, CEVA, Tesco, John Lewis, Royal Mail, Yusen, Amazon, DHL, H&M, SEKO, Mercedes, Redbull and Makita.



**Unrivalled access**

Located adjacent to the intersection between the A5 and A421 Standing Way, just 5 miles from the M1 J14 and Milton Keynes Central Station just 2 miles away.



# This is logistics at its most logical













# FLEXIBLE

*by Design*



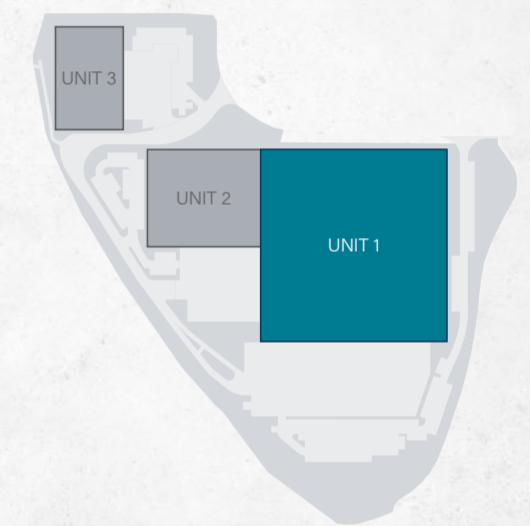
# UNIT 1

-  **15m**  
Clear internal height
-  **60kN/m<sup>2</sup>**  
Floor loading
-  **24**  
Dock levellers
-  **2**  
Level access doors
-  **55m**  
Yard depth
-  **Grade A**  
Two-storey offices
-  **219**  
Car parking spaces
-  **23**  
HGV spaces
-  **57**  
Sheltered cycle parking spaces
-  **1.5MVA**  
Power (expandable)



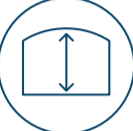









## Accommodation:

UNIT 1	sq m	sq ft
Warehouse	19,503	209,924
Reception GF	339	3,650
Office FF	722	7,769
<b>Total</b>	<b>20,563</b>	<b>221,343</b>



**FLEXIBLE**  
*by Design*

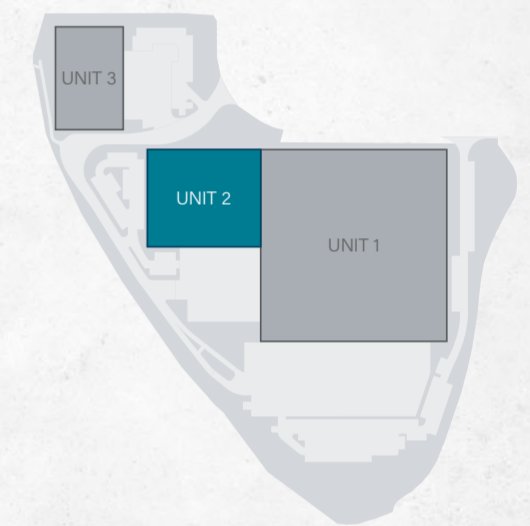
# UNIT 2

-  **15m**  
Clear internal height
-  **60kN/m<sup>2</sup>**  
Floor loading
-  **5**  
Dock levellers
-  **3**  
Level access doors
-  **55m**  
Yard depth
-  **Grade A**  
Offices
-  **72**  
Car parking spaces
-  **12**  
HGV spaces
-  **23**  
Cycle parking spaces
-  **1MVA**  
Power (expandable)



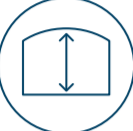









## Accommodation:

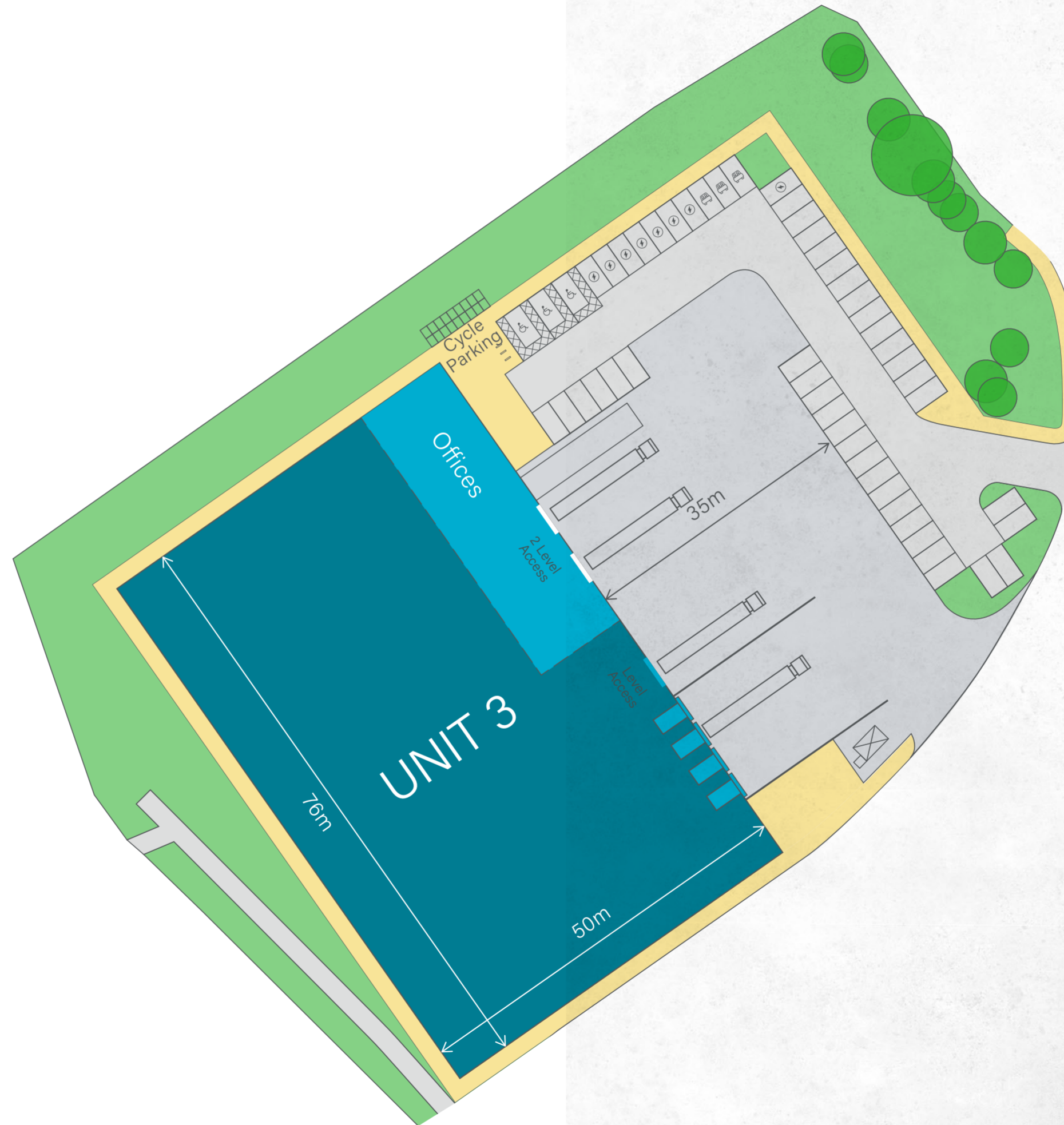
UNIT 2	sq m	sq ft
Warehouse	5,930	63,832
Reception GF	329	3,546
Office FF	338	3,641
<b>Total</b>	<b>6,598</b>	<b>71,019</b>



**FLEXIBLE**  
*by Design*

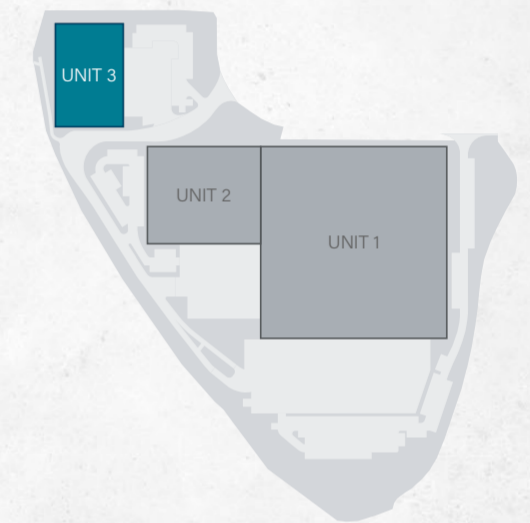
# UNIT 3

-  **12m**  
Clear internal height
-  **50kN/m<sup>2</sup>**  
Floor loading
-  **4**  
Dock levellers
-  **3**  
Level access doors
-  **35m**  
Yard depth
-  **Grade A**  
Offices
-  **51**  
Car parking spaces
-  **1**  
HGV spaces
-  **21**  
Cycle parking spaces
-  **277kVA**  
Power (expandable)



## Accommodation:

UNIT 3	sq m	sq ft
Warehouse	3,629	39,062
Reception GF	296	3,184
Office FF	313	3,368
<b>Total</b>	<b>4,238</b>	<b>45,614</b>



**FLEXIBLE**  
*by Design*





# SUSTAINABLE

*by Design*

CORE Parks are designed to minimise the impact on the environment and contribute to building sustainable communities in locations we invest.

# Developing Sustainable Communities

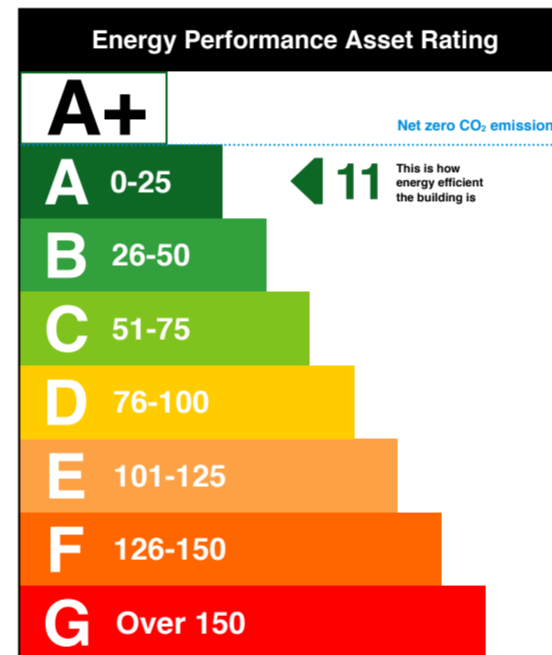


We strive to be recognised as much for our commitment to responsible business as for the quality of our commercial real estate developments and services.











Trammell Crow Company engages a holistic sustainability strategy at the front end of development, rather than reactively responding to new regulatory demands. This provides a substantial benefit to occupants of our buildings and facilitates stronger, more sustainable communities.



Targeting BREEAM 'Excellent' Shell and Core accreditation and EPC 'A' ratings across our logistics development platform.



## CORE Milton Keynes Sustainability and Wellness features:

-  100% PV ready roof structure; with base build PV installation
-  Design and material selections underpinned by Carbon Footprint analysis
-  95% re-use or recycling of site-won materials
-  Sustainable storage and discharging of rainwater. Water conservation appliances
-  Cycle, scooter, motorbike shelters and shower/changing facilities
-  Multi-modal EV charging (cars, HGVs, cycles, scooters and motorbikes)
-  Enhanced building envelope thermal performance
-  15% rooflights and facade windows to warehouse loading areas
-  Fully controlled, ultra-efficient LED lighting internally and externally
-  Waste segregation and recycling facilities
-  Energy and fuel monitoring and management systems
-  Onsite and offsite biodiversity and ecology enhancements
-  Landscaped amenity and wellbeing areas
-  Direct access to immediately adjacent Milton Keynes Redway for cycling, running, walking or wheeling





# STRATEGIC

*by Design*

CORE Milton Keynes is strategically located just 5 miles from the M1 J14, providing fast access to the national motorway network including Northampton to the north, Luton to the south and the ports of Felixstowe and Tilbury.



### Drive times (by car)

Milton Keynes Town Centre	2 miles	5 mins
M1 Jct 14	5 miles	10 mins
M1 Jct 13	7 miles	12 mins
M1 Jct 6a / 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

Source: Google Maps

### Train times (from Milton Keynes Central)

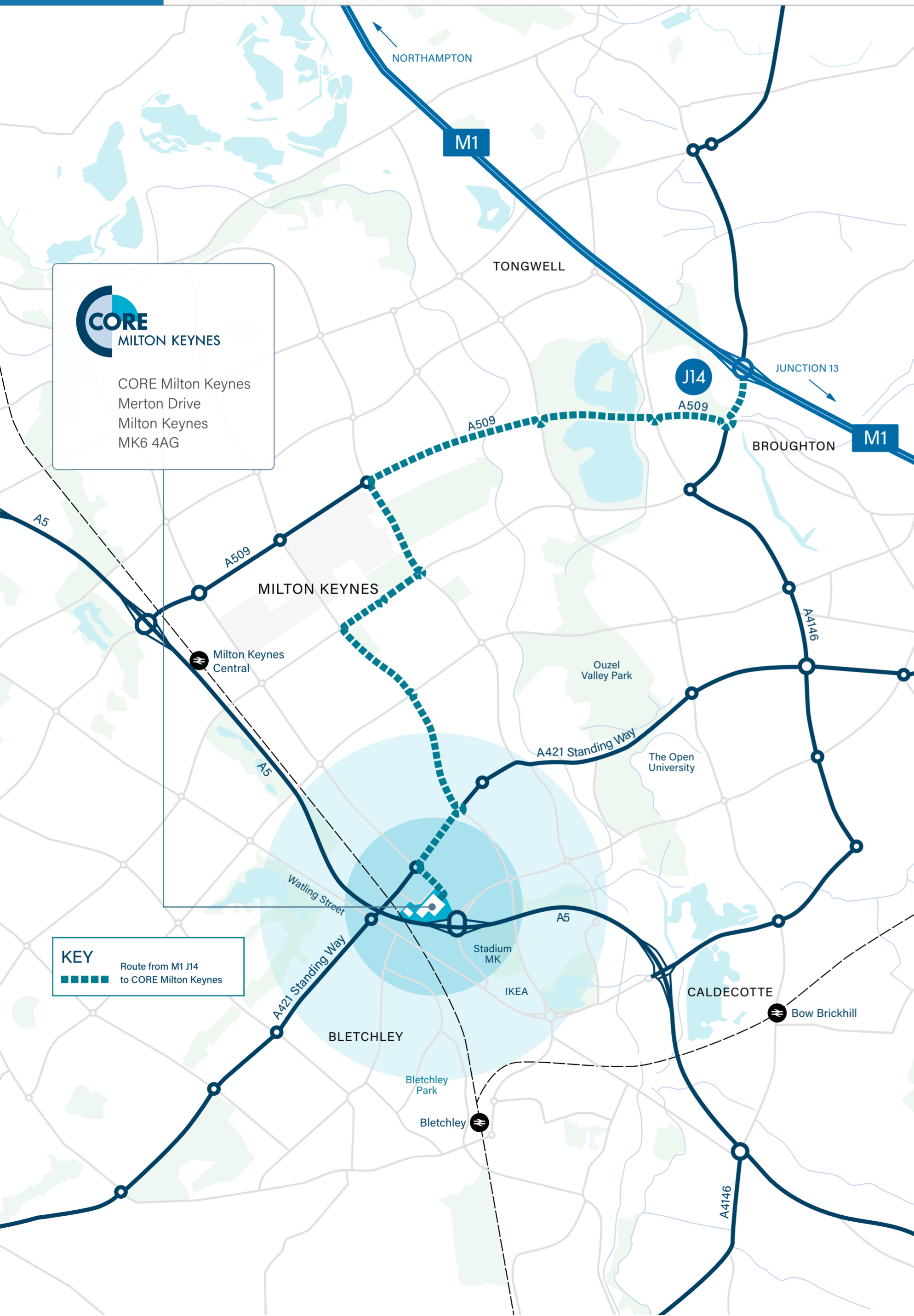
London Euston	34 mins
Birmingham	54 mins
Manchester	1 hr 37 mins

Source: National Rail

### Ports (by HGV)

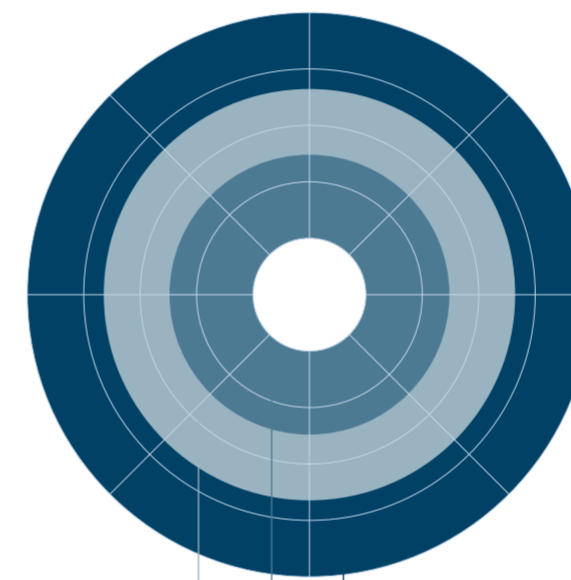
Tilbury	76 miles	1 hr 26 mins
Southampton	106 miles	2 hrs 7 mins
Felixstowe	115 miles	2 hrs 15 mins
Liverpool	168 miles	3 hrs 5 mins

Source: Google Maps



The workforce of Milton Keynes is well-suited to a distribution environment with 25% of that working in retail and distribution. Milton Keynes has seen a population increase of 2,717 in one year, a growth of 1.04% compared with a growth rate of 0.83% across England as a whole.

Local Population



Milton Keynes population  
**248,821**

Working age population  
**123,379**  
 (68%)

Working age population within 1 hour drive  
**181,385**

Cost Effective Labour



Weekly Wage  
 Milton Keynes  
**£590.50**  
 National  
**£613.10**

Sources: nomisweb.co.uk, ons.gov.uk, Milton Keynes Council: population-statistics

Trammell Crow Company

# The #1 developer in the USA has landed in Europe.

\$19.8BN

PROJECTS IN THE PROCESS\*

\$10.1BN

PROJECTS IN\*  
THE PIPELINE\*

\*As of March 31, 2022



Trammell Crow Company is the largest commercial real estate developer in the United States. The company has developed or acquired 2,800 buildings valued at nearly \$70 billion and over 625 million square feet. As of March 31, 2022, TCC had \$19.8 billion of projects in process and \$10.1 billion in its pipeline. It employs 700 professionals throughout the United States and Europe.

TCC is a wholly-owned but independently operated subsidiary of CBRE Group, Inc. (NYSE: CBG), a publicly traded Fortune 500 and S&P 500 company.

## TCC European Logistics

Fully funded and backed by Trammell Crow Company US, the European Logistics team was established in 2021. The company now operates in nine European countries including the UK. Each Country Head has more than 20 years logistics experience in their respective country. Within the last 30 years, the team has developed over 80m square feet of industrial and logistics space across 12 European countries.

For more information please visit [COREparks.com](https://www.coreparks.com)



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