

2 Units Speculatively Built
of 344,328 Sq Ft & 450,479 Sq Ft

Totalling 794,807 Sq Ft Logistics Opportunities

M1 J14 | MK16 OQE

Available Now

panattoni.co.uk/miltonkeynes



 PANATTONI  PARK

MMK

THE LATEST DEVELOPMENT TO SERVE ALL OF THE UK

Panattoni Park Milton Keynes is a brand new, two-unit speculative development totalling 794,807 sq ft of Grade A space that is available for immediate occupation.

This Golden Triangle logistics scheme is rated BREEAM 'Outstanding' and provides much needed large-scale speculative development with strong reach across the UK market.

MK450
450,479 SQ FT

MK345
344,328 SQ FT

BREEAM[®]
OUTSTANDING
★★★★★

PANATTONI.CO.UK/MILTONKEYNES

TAILORED LOGISTICS SPACE FOR IMMEDIATE USE

PANATTONI
MK1000
LONDON 1.3MILES

Makita

PARCEL FORCE
WORLDWIDE

SCREWFIX



Mercedes-Benz

03

amazon H&M Waitrose AGBarr
JOHN LEWIS GXO DHL

M1 SOUTH
LONDON 51 MILES

4 MINUTES
M1/J14

M1

MK345
344,328 SQ FT

MK450
450,479 SQ FT

SITE ACCESS

WILLEN ROAD

M1

A422 / H3 MONKS WAY

A422 / H3 MONKS WAY

04

TWO DISTRIBUTION UNITS. DELIVERING LOGISTICS EXCELLENCE.

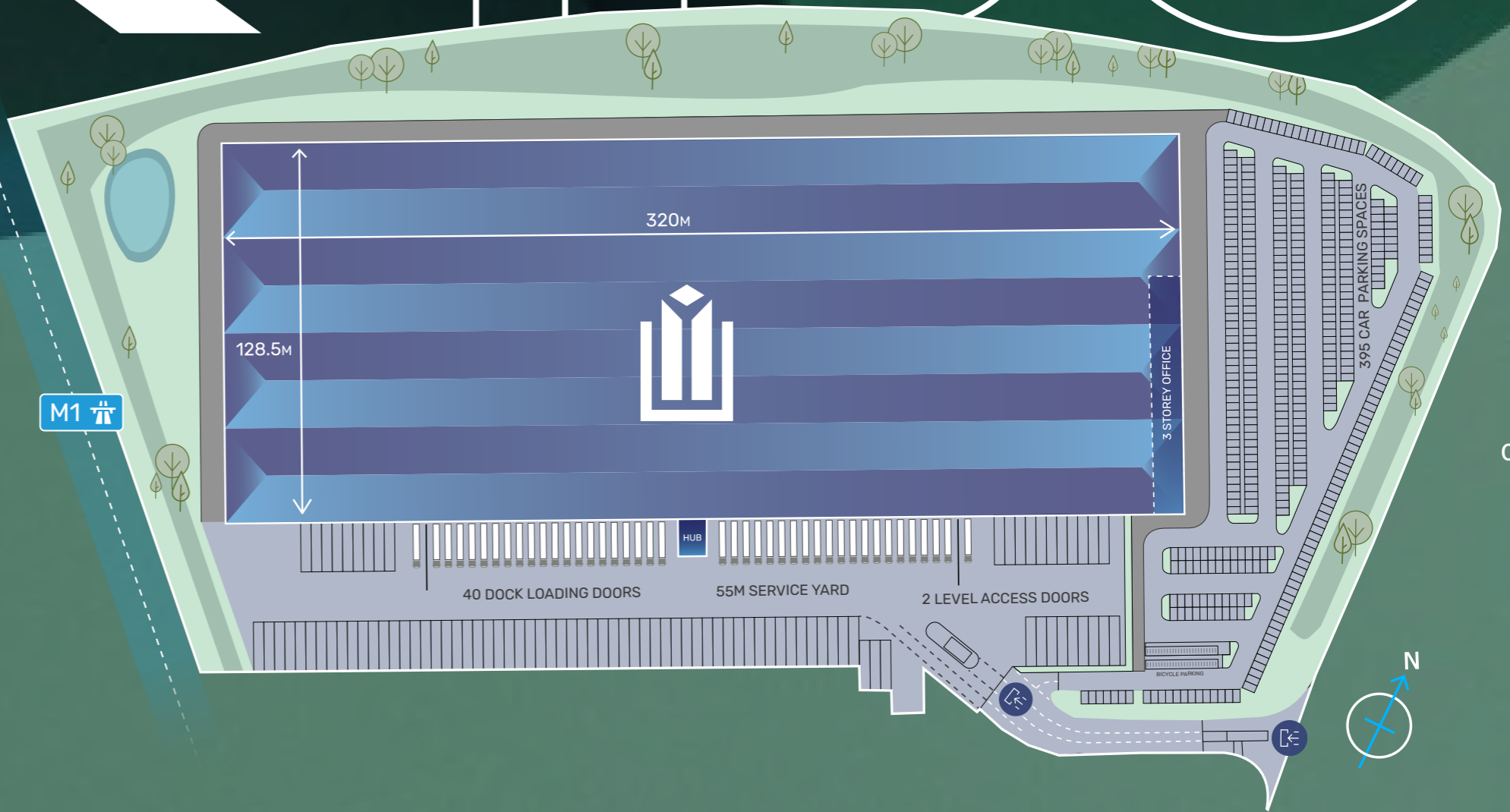


05

06

MK450

MK450



MK450

	SQ M	SQ FT
Warehouse	39,541	425,621
3 Storey Office (Inc Hub Office)	2,286	24,605
Gatehouse	23	253
TOTAL (GIA)	41,850	450,479



50kN/m²
FLOOR
LOADING



40
DOCK LOADING
DOORS



2
LEVEL ACCESS
DOORS



55m
CONTAINED
SERVICE YARD



4 MVA
TOTAL
UNIT POWER



18m
CLEAR INTERNAL
HEIGHT



132
TRAILER
PARKING SPACES



395
CAR PARKING
SPACES



FM1
FLOORING



12%
ROOFLIGHTS
TO WAREHOUSE

NEXT-GENERATION SPACE FOR HIGH-PERFORMANCE OPERATIONS

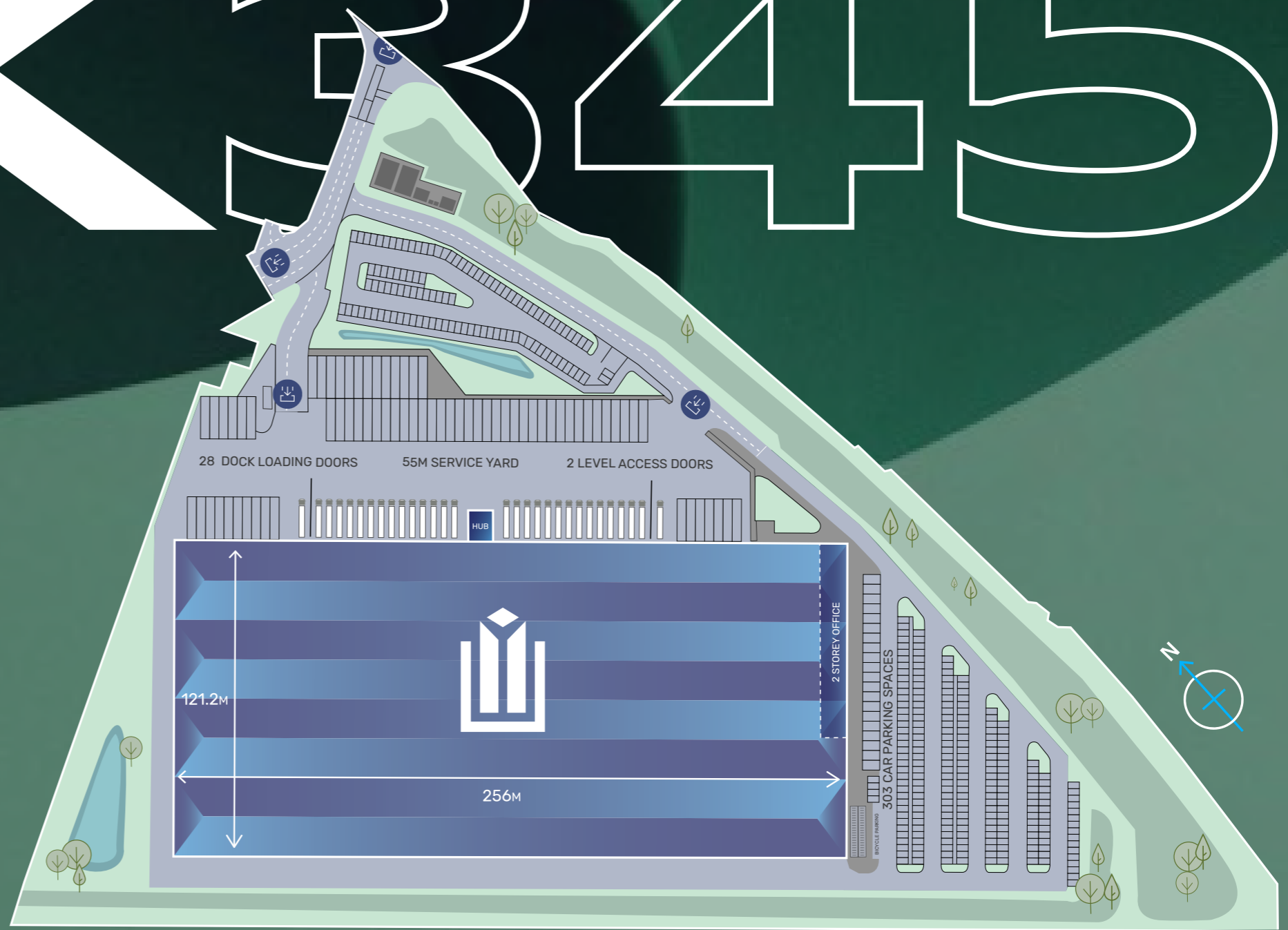
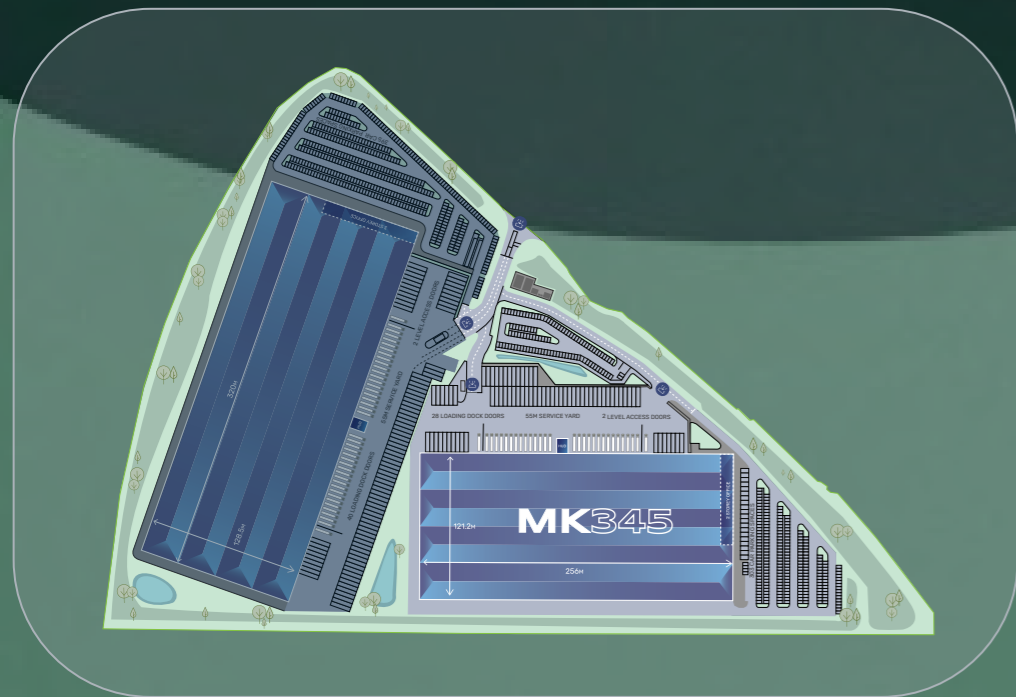


09

10






MK345

MK345




MK345

	SQ M	SQ FT
Warehouse	30,350	326,684
2 Storey Office (Inc Hub Office)	1,616	17,391
Gatehouse	23	253
TOTAL (GIA)	31,989	344,328

- 
50kN/m²
 FLOOR LOADING
- 
28
 DOCK LOADING DOORS
- 
2
 LEVEL ACCESS DOORS
- 
55m
 CONTAINED SERVICE YARD
- 
2.7 MVA
 TOTAL UNIT POWER
- 
18m
 CLEAR INTERNAL HEIGHT
- 
101
 TRAILER PARKING SPACES
- 
303
 CAR PARKING SPACES
- 
FM1
 FLOORING
- 
12%
 ROOFLIGHTS TO WAREHOUSE

SUSTAINABLE BY DESIGN. BUILT FOR THE FUTURE.

Panattoni Park Milton Keynes sets the standard for sustainable logistics development. Achieving net zero carbon in construction, BREEAM 'Outstanding' certification, and an EPC 'A' rating, the scheme combines environmental responsibility with operational excellence. Excellent transport links and a robust labour market complete this future-proofed proposition.



UP TO 100% CAPACITY
PV ROOF MOUNTED
SYSTEM



CYCLE
PARKING



RAINWATER
HARVESTING



WATER SAVING
TAPS AND WCS




INSULATION &
AIR TIGHTNESS



10% ELECTRIC
VEHICLE CHARGING



EPC RATING
OF 'A'



SUB-METERING OF
ENERGY CONSUMPTION

BREEAM®

OUTSTANDING
★★★★★

 NET ZERO CARBON
DEVELOPMENT



16

16

**SITE OPTIMISATION.
HIGH SPECIFICATION.
EXCEPTIONAL EFFICIENCY.**



MK345



MK345



MK450



MK345



MK450

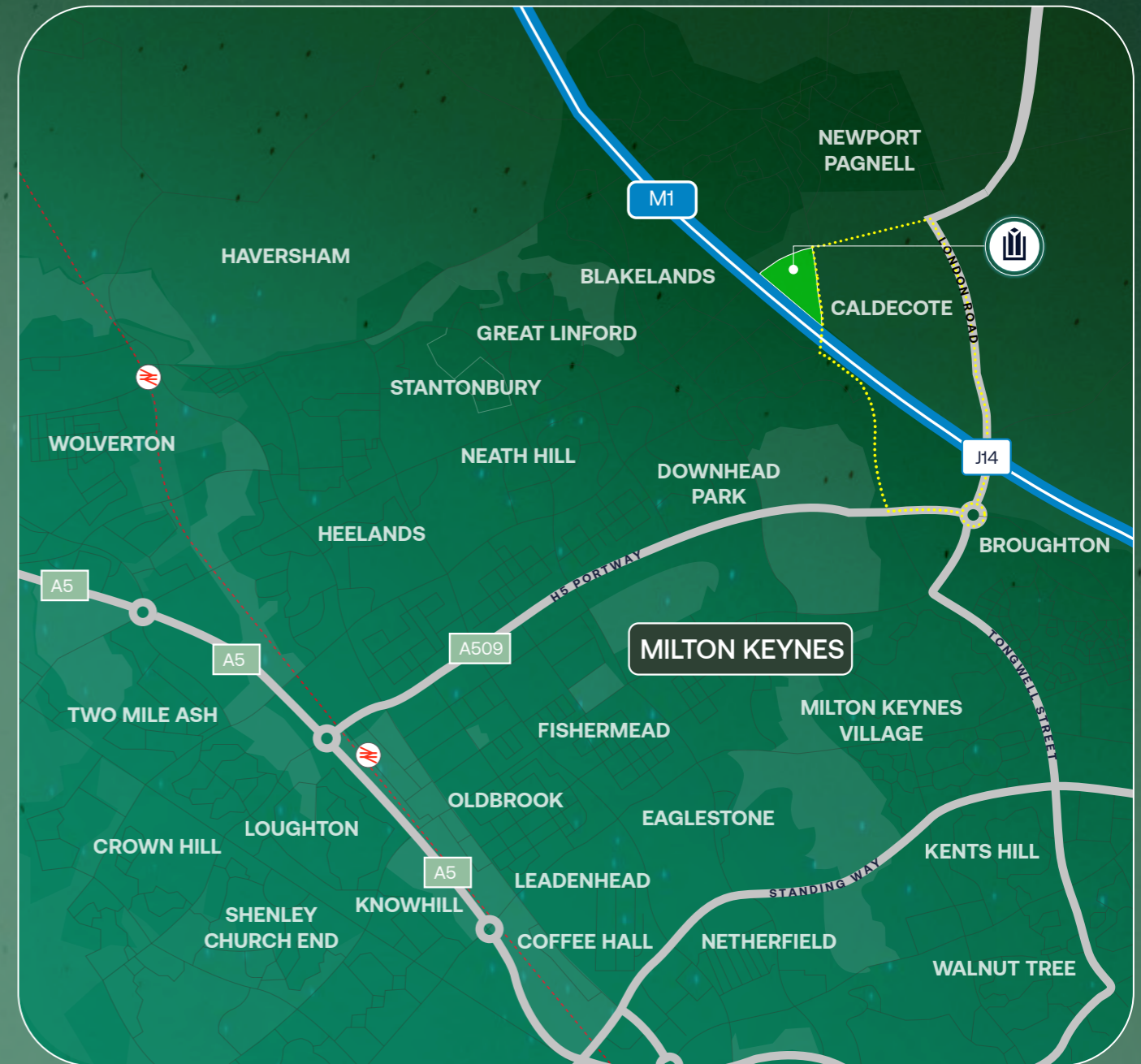


MK450



MK345

EXCEPTIONAL CONNECTIVITY ACROSS THE UK.



changes.pods.luck

	Time	Distance		Time	Distance
London	51 miles	1 hr 10 mins	A509	1 miles	2 mins
Birmingham	71 miles	1 hr 20 mins	M1 J14	2 miles	4 mins
Sheffield	119 miles	2 hr	M1 J13	6.8 miles	9 mins
Manchester	154 miles	2 hr 50 mins	M1 J6A / M25 J21	32 miles	35 mins
Liverpool	160 miles	3 hr			

	Time	Distance		Time	Distance
Luton	24 miles	26 mins	Tilbury	76 miles	1 hr 26 mins
Heathrow	52 miles	50 mins	Southampton	106 miles	2 hrs 7 mins
Birmingham	60 miles	1 hr 4 mins	Felixstowe	115 miles	2 hrs 15 mins
East Midlands	66 miles	1 hr 7 mins	Liverpool	164 miles	3 hrs 5 mins
London City Airport	72 miles	1 hr 15 mins			

A THRIVING ECONOMY WITH GROWING EMPLOYMENT.

Milton Keynes is positioned at the heart of the UK's logistics network. It offers businesses diverse transportation options for seamless connectivity to the Midlands, London, and the affluent markets of the South East. Panattoni Park Milton Keynes is situated just a 3-minute drive from Junction 14 of the M1.



Working Age Population (16-64): 168,400 people



Working-age population within a 30-minute drive time projected to increase by 7.8% by 2030, (equivalent to 51,460 people)



Manufacturing Sector: 9,000 employed (5.1%)



Population Growth (by 2050): Estimate of 410,000



Transport and Storage Sector: 19,000 employees, exceeding surrounding areas like Northampton and Bedford



Economic Growth: 50,000 - 90,000 new jobs



Labour Profile: 82.2% of the population is economically active



Job Seekers: 9,900 economically inactive individuals seeking employment



40 Mins Drive Time	80 Mins Drive Time	120 Mins Drive Time
Population: 2,095,865 Households: 849,551	Population: 17,644,974 Households: 7,072,871	Population: 29,373,075 Households: 11,939,830

S278 WORKS COMPLETE

We're pleased to announce the completion of the S278 Highway Works at Panattoni Park Milton Keynes. The programme delivered a range of major infrastructure improvements, including:

- Upgrading the roundabout at the Willen Road / H3 Monks Way junction
- Widening Willen Road to provide safer, segregated north-south traffic flow
- Installing a new Redway extension linking the development to the wider Milton Keynes walking and cycling network
- Providing a new bus stop and shelter Adding new traffic signals to create fully signalised junctions

These works mark the final phase of infrastructure delivery, completing the development and ensuring it is fully integrated with the surrounding transport network. Panattoni UK are proud to have played a key role in enhancing safety, connectivity, and sustainable travel for the local area.

These upgrades enhance access for future occupiers while also providing long-term benefits for the local community.



MK345
344,328 SQ FT

MK450
450,479 SQ FT

25

26



BREEAM[®]
OUTSTANDING
★★★★★

A422 / H3 MONKS WAY

Panattoni is the world's largest privately owned logistics developer and Europe's largest developer of logistics property. With 58 offices around the globe, we have developed over 580 million sq ft of space. The Panattoni client list includes more than 2,500 international, national and regional companies, many of whom have completed multiple projects with Panattoni, a testament to our determination always to exceed our customer expectations.

Panattoni is synonymous with quality and we pride ourselves on delivering high specification products that are built with the assurance of a long term partnership. Above all, we enable our customers to stay ahead of the curve and future-proof their businesses.

Working in close collaboration with our occupiers, Panattoni has developed a customer-centric ethos providing state-of-the art facilities located in and around major cities and at key transportation hubs.

In Europe, we are the largest developer of logistics property having delivered over 205 million sq ft of new build space, and our extra-mile approach has seen us recognised as Top Logistics Developer for 8 years.



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