

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
6 MIN DRIVE



M1 J14

THREE MILES
FROM J14 M1



M1 J13

FOUR MILES
FROM J13 M1



DIRECT ACCESS
TO THE A421



300 kVA
OF POWER



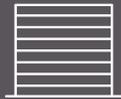
DETACHED, SELF
CONTAINED UNIT
WITH SECURED YARD



SEPARATE
LOADING AND
PARKING AREAS



8M CLEAR
HEIGHT



6 DOCK & 2 LEVEL
ACCESS LOADING
DOORS



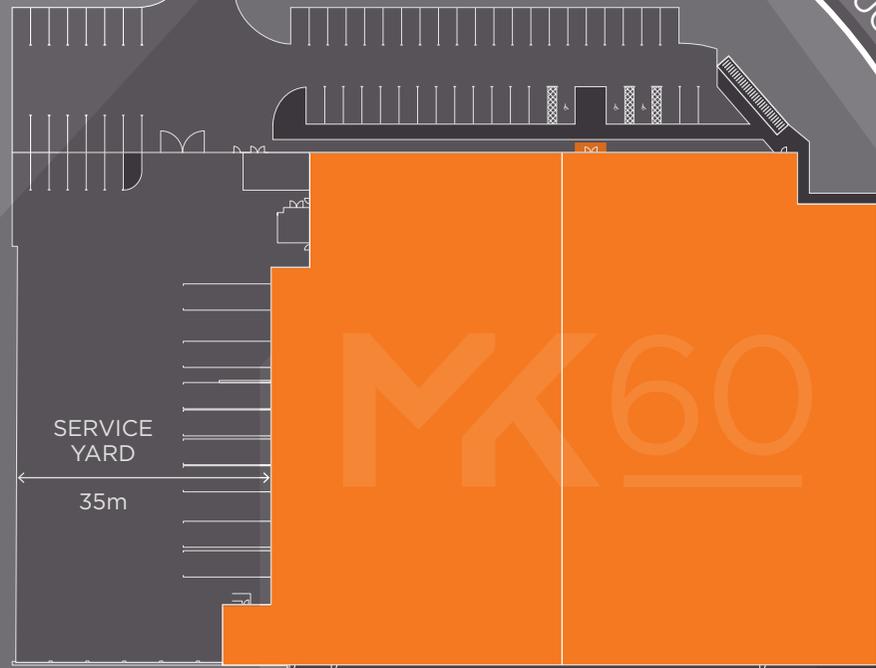
OPPORTUNITY
TO INFLUENCE
THE DESIGN



ALTERNATIVE USES
CONSIDERED

WINCHESTER CIR

LASBOROUGH ROAD



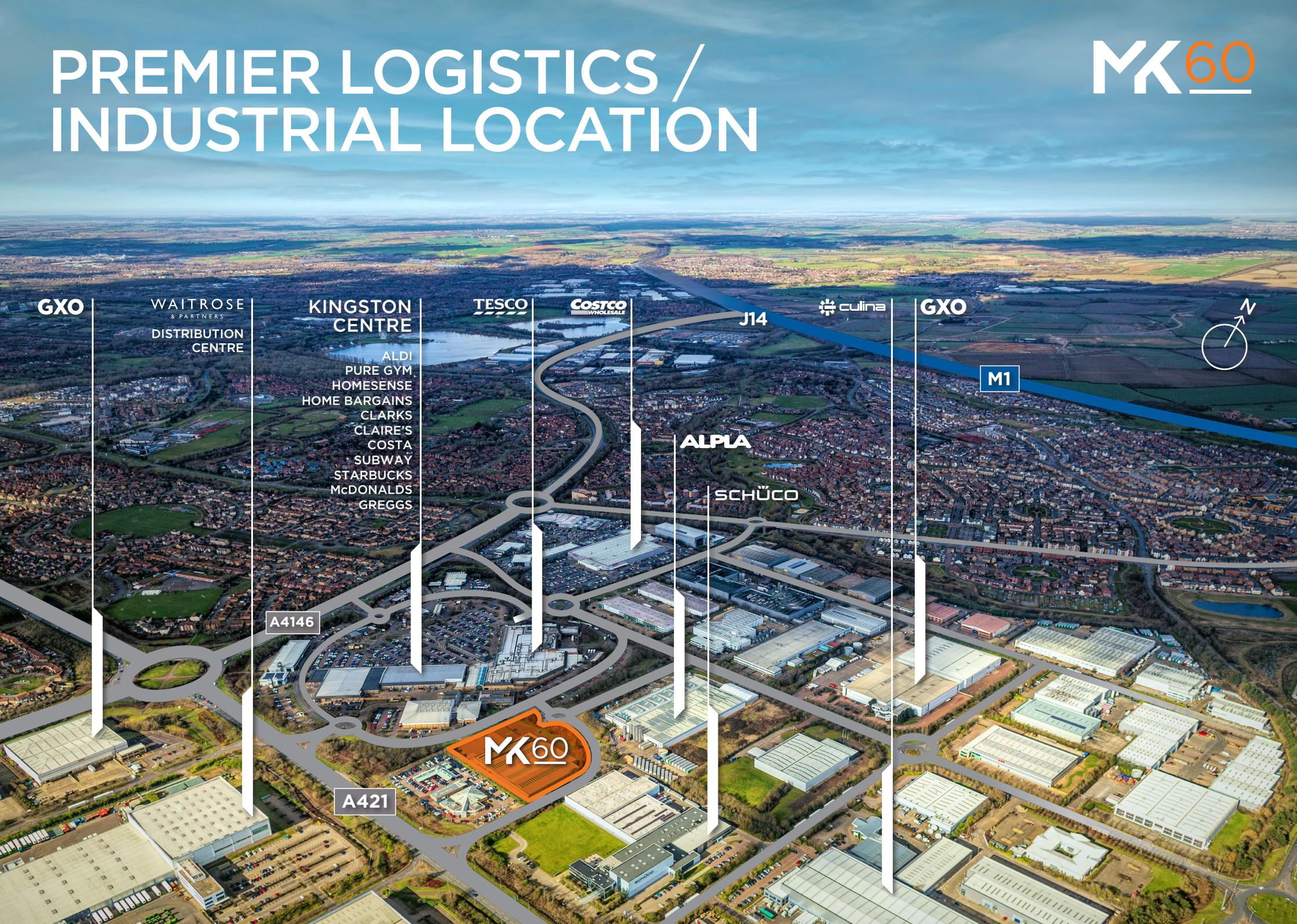
^ A421

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

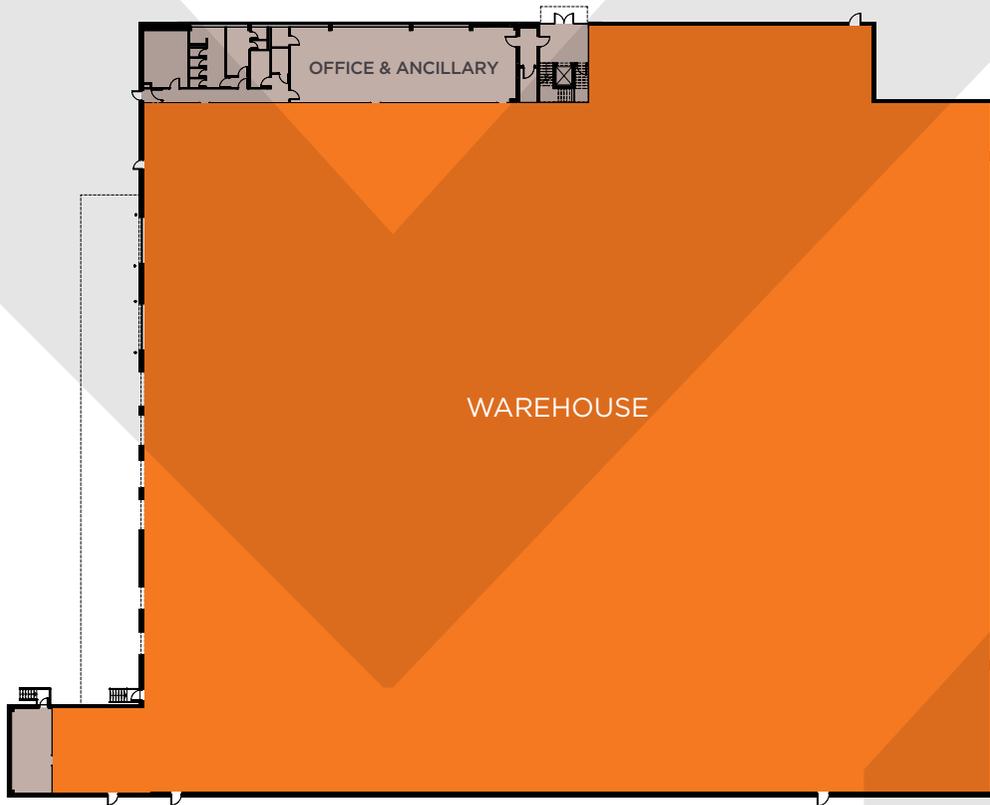
SCHÜCO

A4146

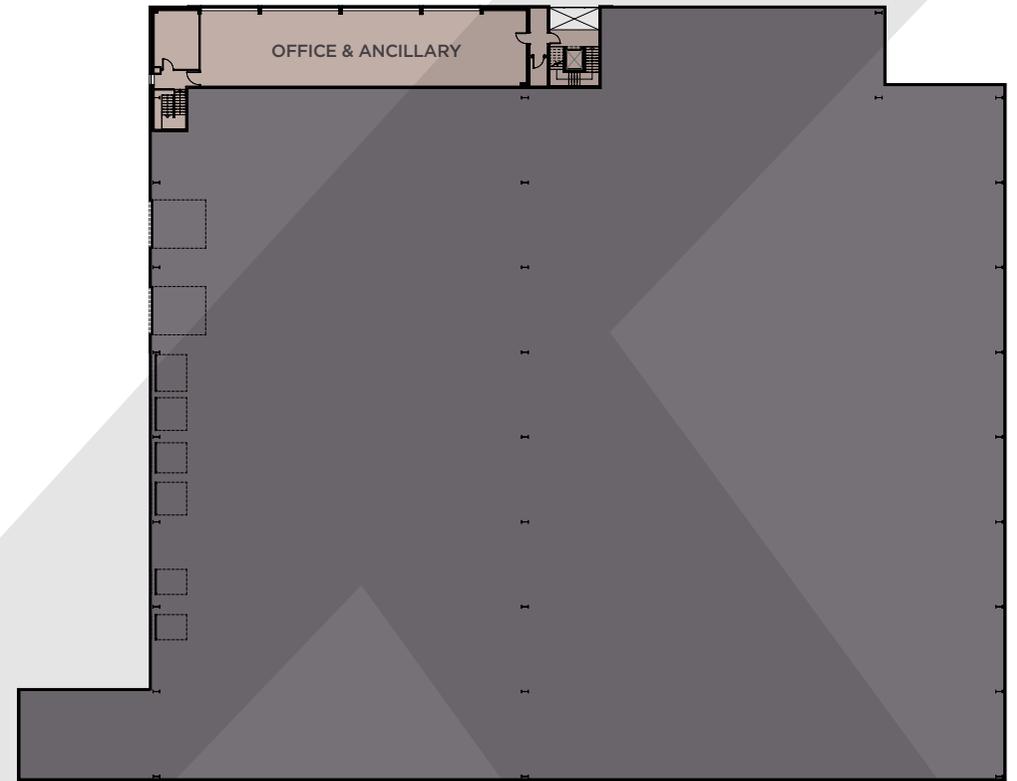
MK60

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
TOTAL GIA	57,851	5,374.53

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



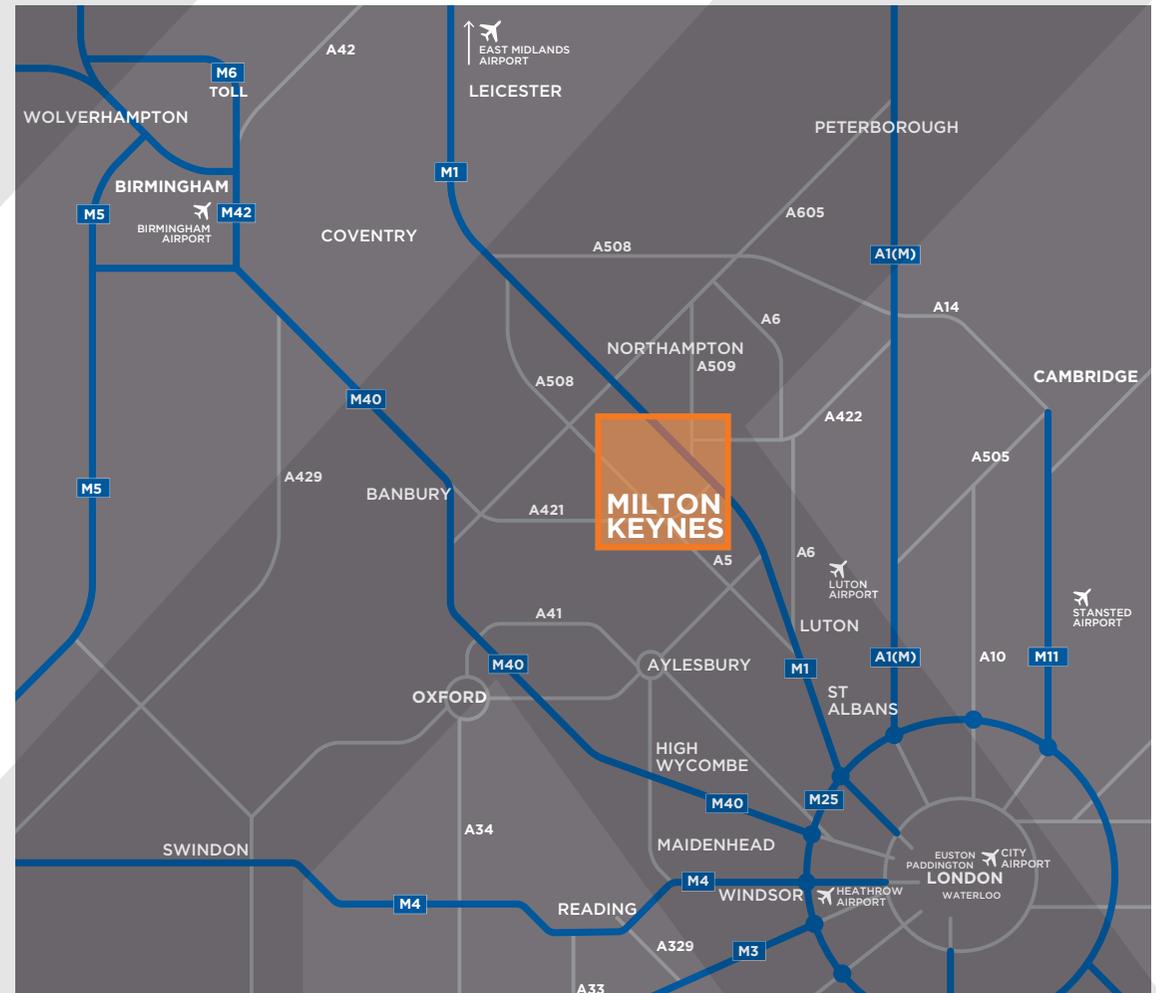
The property benefits from 8m clear heights internally, with a secured service yard and separate car parking.

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

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- 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

Reference: 23/01503/FUL

GET IN TOUCH

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