

LASBOROUGH ROAD, KINGSTON
MILTON KEYNES
MK10 0AB

KINGSTON
MK

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

READY FOR IMMEDIATE START ON SITE
TO LET / FOR SALE

KINGSTON-MK.CO.UK



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.

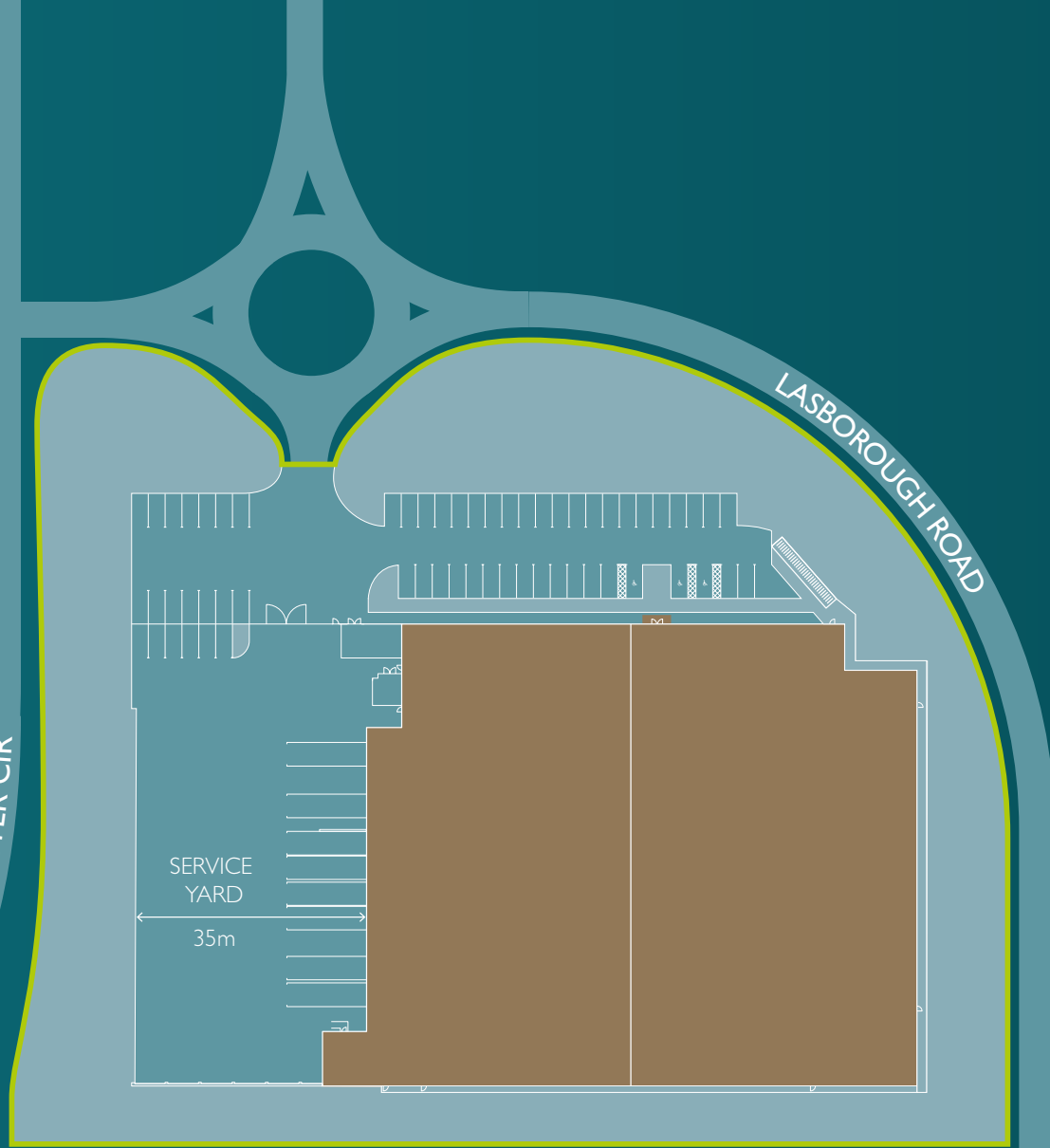
Access to the site is via the Lasborough Road roundabout, just off the A421 / Standing Way leading directly from J13 M1.

There is an opportunity to tailor design with early engagement.

BESPOKE WAREHOUSE / INDUSTRIAL FACILITY

MI J14
6 MINUTE DRIVE

A421
WINCHESTER CIR



BESPOKE DESIGN
AVAILABLE



THREE MILES
FROM J14 M1



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

A421

MI J13

9 MINUTE DRIVE



OPPORTUNITY
TO INFLUENCE
THE DESIGN



ALTERNATIVE USES
CONSIDERED

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

MI

ALPLA

SCHÜCO

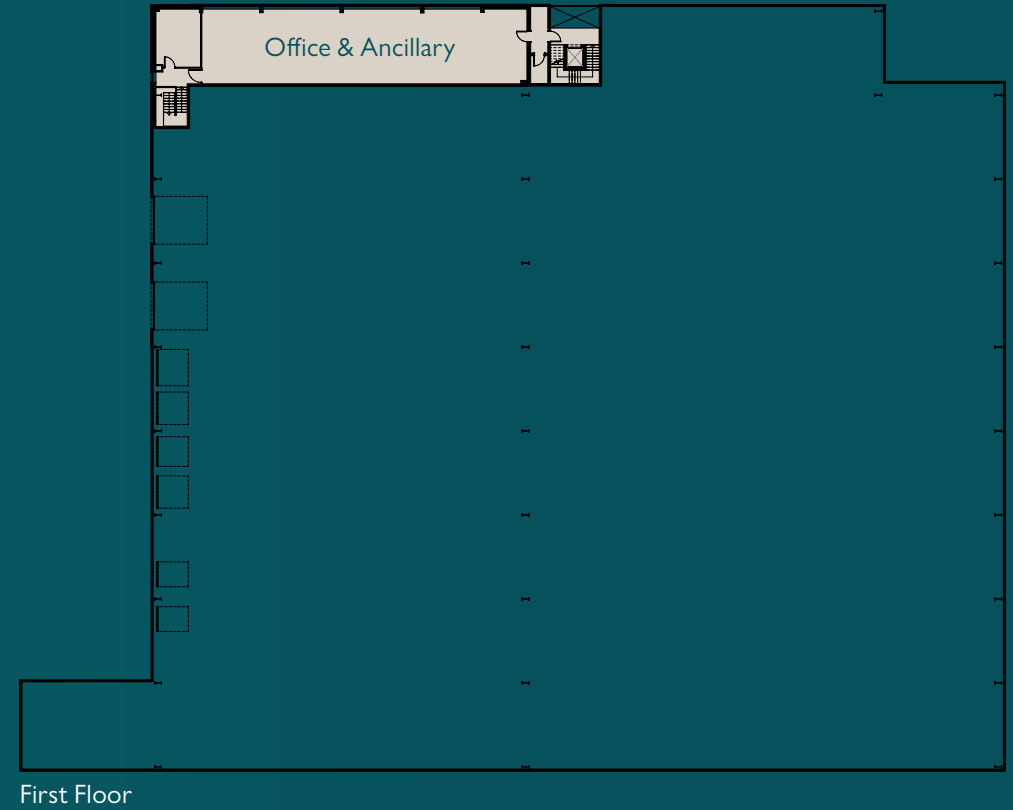
A4146

A421



BUILD TO SUIT OPPORTUNITY

Gross Internal Floor Area	sq ft
Warehouse	51,904
Offices	5,947
Total GIA	57,851



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



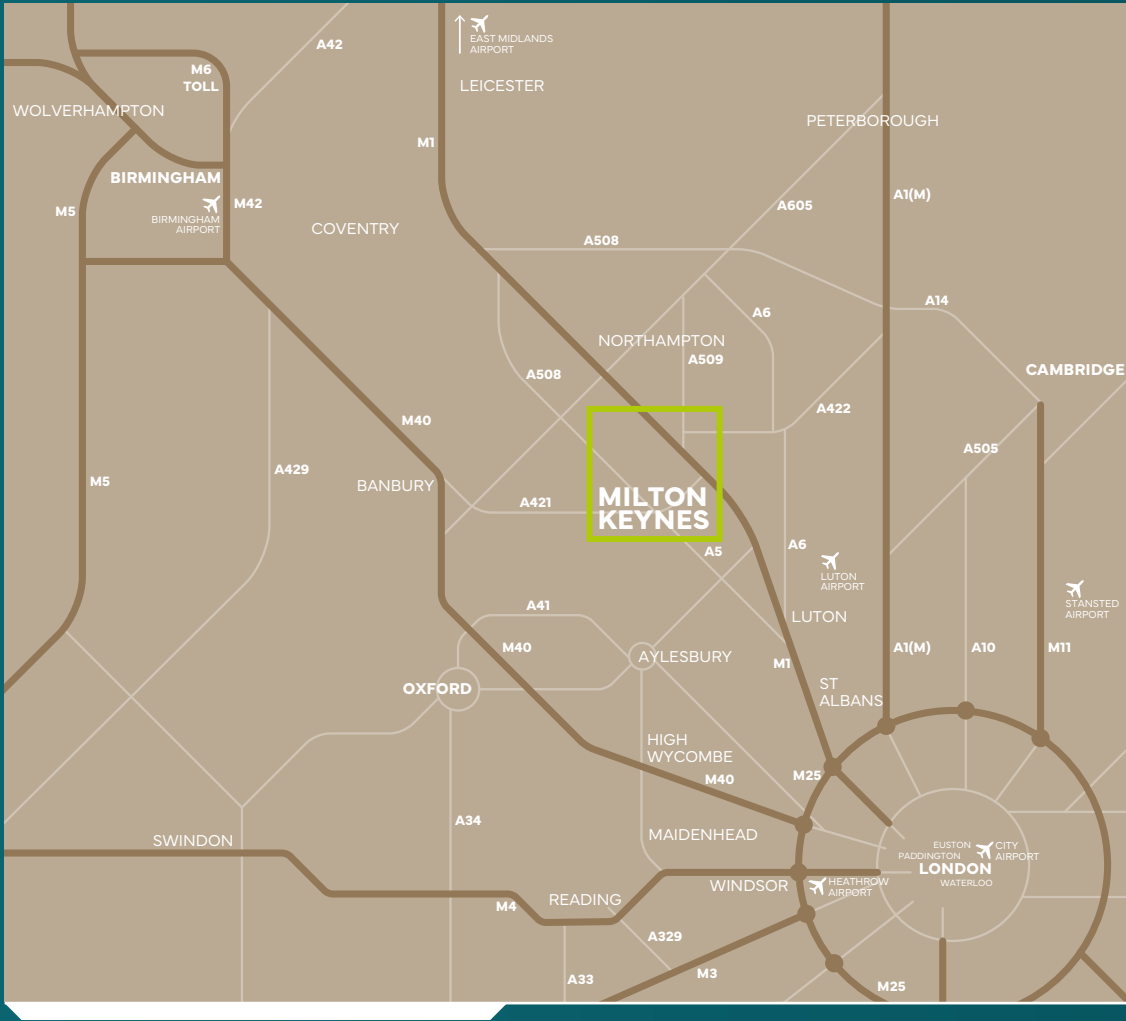
Reception

ANGLE
PROPERTY

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.

**UP TO 60,000SQ FT OF
WAREHOUSE SPACE**



PRIME INDUSTRIAL AND DISTRIBUTION LOCATION

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



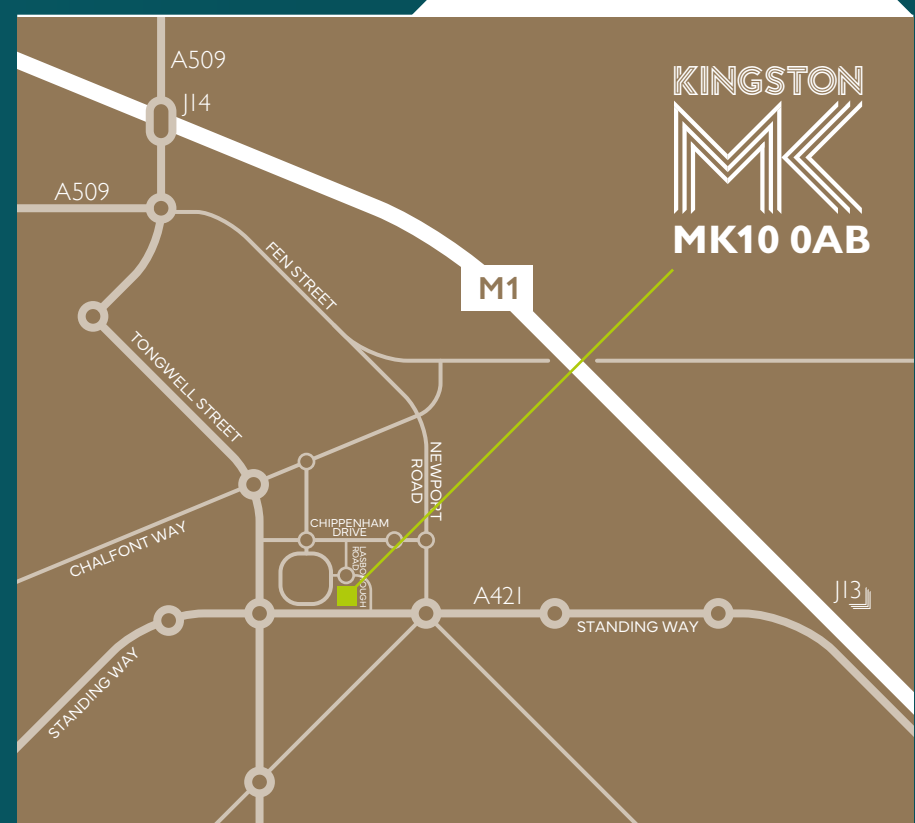
MILTON KEYNES IDENTIFIED AS ONE OF THE UK'S FIVE FAST GROWTH CITIES



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



KINGSTON BUSINESS PARK IS THE PREMIER BUSINESS PARK IN MILTON KEYNES



///MAKER.PROPER.TOOTH

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Planning Application

www.milton-keynes.gov.uk/planning-and-building

Planning Application Reference; 23/01503/FUL

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PROPERTY**

www.angleproperty.co.uk

**KINGSTON
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