

# GRIFFEN PARK - MK

MK14 5BT



GRIFFEN



**NEW WAREHOUSE/DISTRIBUTION CENTRE**

**220,700 SQ FT • UNDER CONSTRUCTION • COMPLETION Q2 2019**

**[www.griffenparkmk.co.uk](http://www.griffenparkmk.co.uk)**



14

A509

A5



**VOLVO**

**SCANIA**



Brickhill Street



*John Lewis Partnership*



Yeomans Drive

**GRIFFEN PARK - MK**

220,700 SQ FT



*Coca-Cola Enterprises*



**GRIFFEN**



# IN GOOD COMPANY

---

GRIFFEN PARK – MK IS A NEW FLAGSHIP DISTRIBUTION CENTRE IDEALLY LOCATED IN MILTON KEYNES ALLOWING SWIFT ACCESS TO J14 M1 AND THE A5.

Griffen are targeting a BREEAM “Excellent” accreditation. The new high specification warehouse will not only offer an impressive build quality but also provide a tenant with an array of features which will help reduce occupational costs and be an addition to any corporate environmental credentials.

Milton Keynes is one of the most productive cities in the UK and offers the potential for an occupier to reach 45 million consumers within a single HGV shift (4.5 hours).

Griffen are already on site developing the new building with delivery expected Q2 2019.



GRIFFEN






## NEW 220,700 SQ FT

WAREHOUSE / DISTRIBUTION CENTRE TO LET

GRIFFEN PARK - MK	SQ FT
Warehouse	212,546
Main Offices:	
Ground Floor	1,012
First Floor	2,734
Second Floor	2,734
Hub Offices	1,464
Gatehouse	210
<b>Total Gross Internal Area</b>	<b>220,700</b>

## Sustainability

-  Targeting BREEAM "Excellent" accreditation
-  Photovoltaic panels
-  Electric car charging points



GRIFFEN



**PROGRESS PHOTO FEB 2019**

# SPECIFICATION

- Secure 50m deep yard
- Security gatehouse
- 173 car parking spaces
- 35 HGV trailer parking spaces
- 14 dock level loading doors
- 4 level access doors
- Clear internal height 15m
- Grade A offices with air conditioning and raised access floors
- Spacious double height atrium reception area
- Up to 1000 KVA of power available
- 60KN/m<sup>2</sup> floor loading capacity

## GRIFFEN DEVELOPMENT

With over 100 years of combined international property investment, development and finance experience, Griffen Development Ltd focuses on managing high quality greenfield or brownfield development projects in key logistics and distribution locations.

Griffen develop to extremely high-quality specifications in locations that communicate efficiently with major motorways, junctions, ports and dense population nodes. This enables it to access a variety of core business requirements that deliver a range of cost saving factors in professional and pleasant working environments.



**GRIFFEN**



# KEY DISTANCES

## ROAD



M1	3 miles	6 mins
A5	3 miles	6 mins
London	53 miles	79 mins
Birmingham	68 miles	85 mins

## AIRPORTS



Luton	25 miles	32 mins
Heathrow	53 miles	56 mins
Coventry	45 miles	60 mins
Birmingham	57 miles	76 mins
East Midlands	67 miles	79 mins

## PORTS



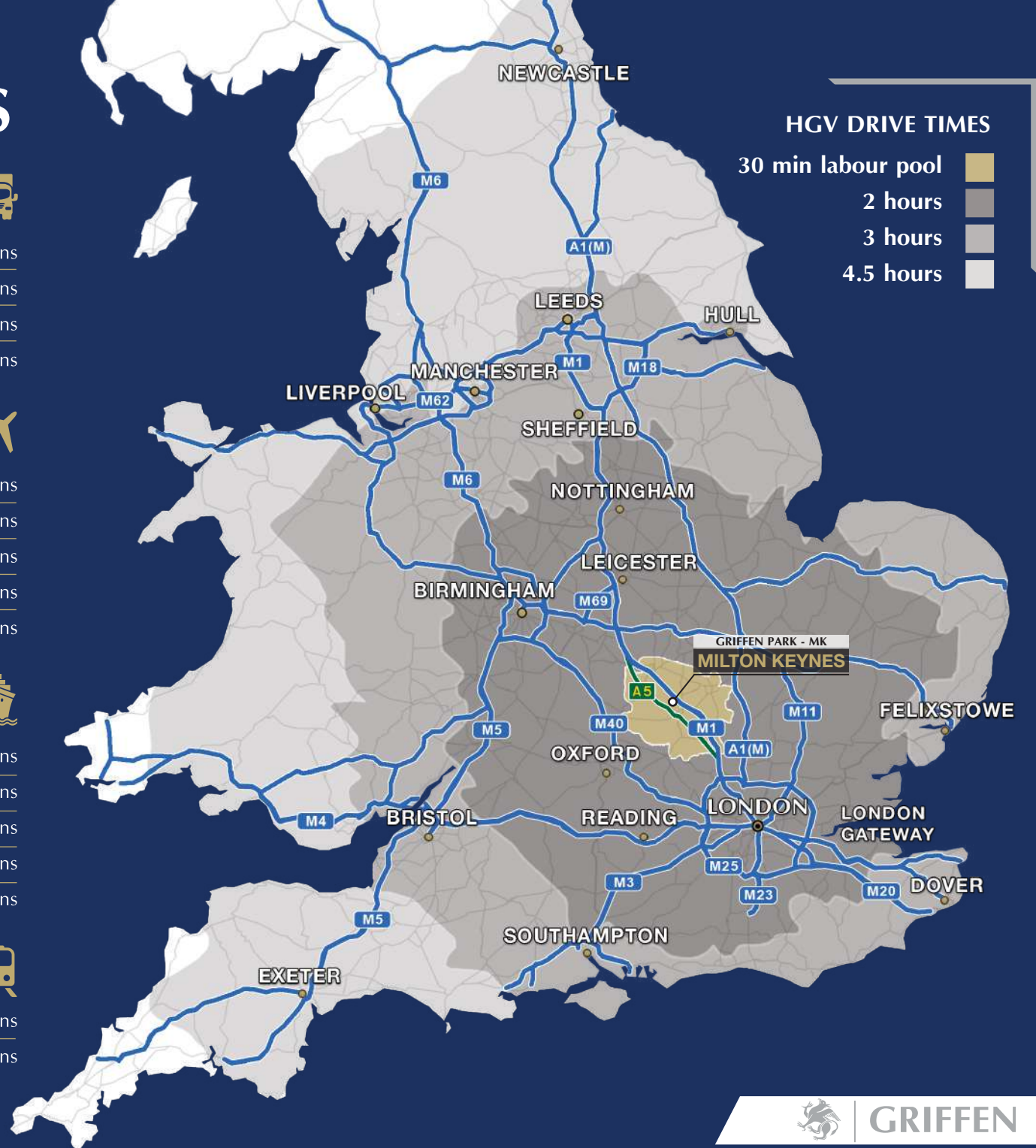
London Gateway	82 miles	98 mins
Felixstowe	115 miles	129 mins
Southampton	116 miles	122 mins
Dover	136 miles	144 mins
Liverpool	167 miles	197 mins

## RAIL FREIGHT TERMINALS



DIRFT	32 miles	45 mins
Hams Hall	65 miles	81 mins

Source: Google Maps



### HGV DRIVE TIMES

- 30 min labour pool
- 2 hours
- 3 hours
- 4.5 hours



GRIFFEN

# WELL CONNECTED

MILTON KEYNES IS ONE OF THE MOST PRODUCTIVE CITIES IN THE UK AND FOR THE LAST DECADE HAS FEATURED AS ONE OF THE BEST PERFORMING PLACES IN THE UK FOR JOB GROWTH, EARNINGS AND ECONOMIC SUCCESS (CENTRE FOR CITIES REPORT, 2018):



## Milton Keynes

- Population: 267,000
- Gross Value Added (2017): £12.33bn
- 3rd highest number of businesses in UK



- 45 million consumers within 1 HGV shift (4.5 hrs)



- Top 3 container ports accessible within 3hrs (Felixstowe, Southampton, and London Gateway)



- UK's top 3 cargo hubs accessible within 2 hrs (Heathrow, East Midlands and Stansted)

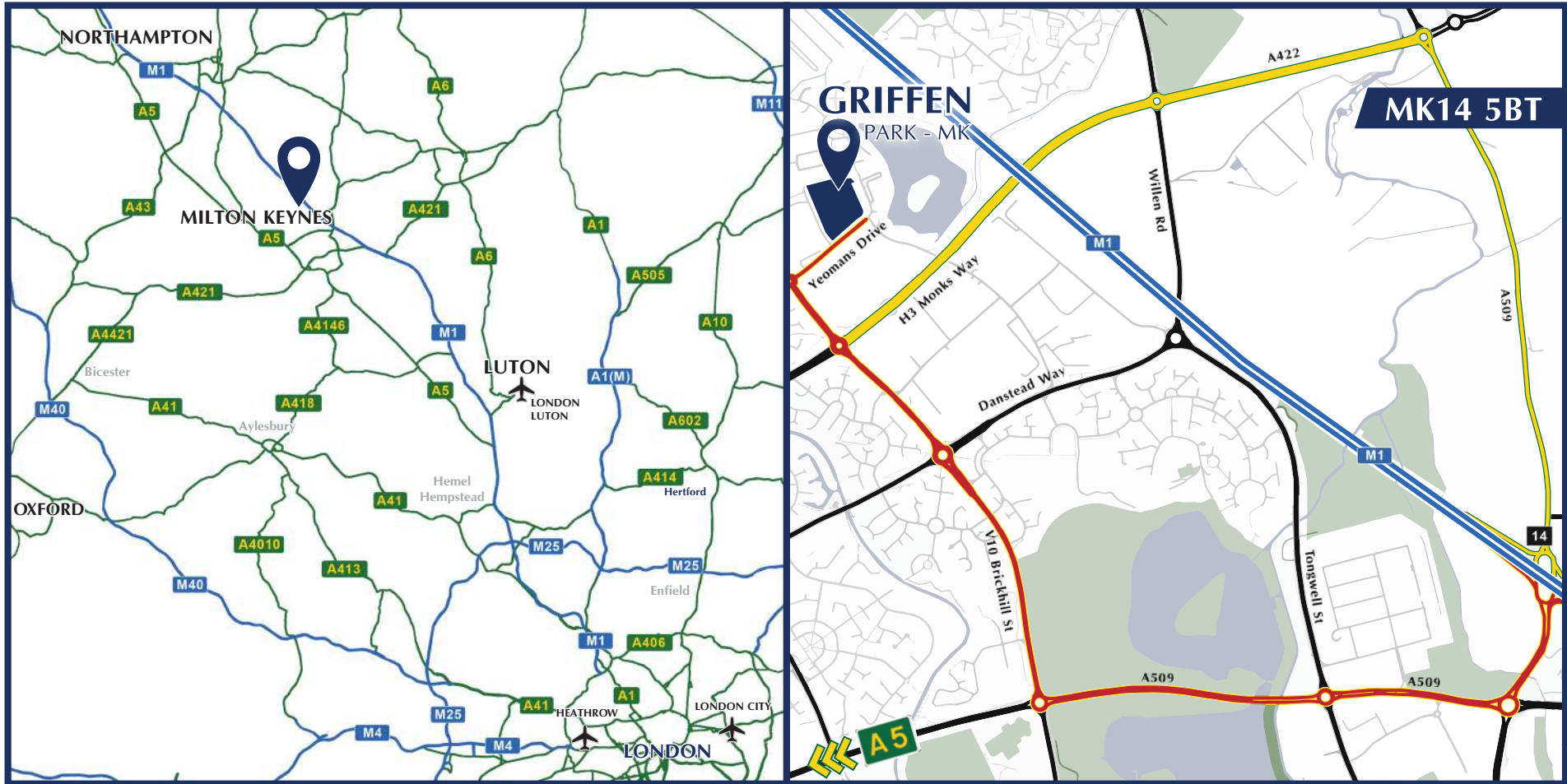


- UK's largest rail freight terminal (DIRFT, Daventry), is accessible in less than 1 hour's HGV drive





# GRIFFEN



**Contact Us**  
[www.griffenparkmk.co.uk](http://www.griffenparkmk.co.uk)



**01908 224760**  
[louchshacklock.com](http://louchshacklock.com)

**Robert Shacklock**  
 07860 472750  
[robert@louchshacklock.com](mailto:robert@louchshacklock.com)



**01908 062320**  
**0203 912 6440**  
[adroitrealestate.co.uk](http://adroitrealestate.co.uk)

**Lloyd Spencer**  
 07768 480937  
[lspencer@adroitrealestate.co.uk](mailto:lspencer@adroitrealestate.co.uk)

**Steve Williams**  
 07860 708665  
[swilliams@adroitrealestate.co.uk](mailto:swilliams@adroitrealestate.co.uk)

Adroit Real Estate Advisors Ltd and Louch Shacklock for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for guidance of intended purchasers or lessors, and do not constitute nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Adroit Real Estate Advisors Ltd and Louch Shacklock has any authority to make or give any representation or warranty whatever in relation to this property. Photographs are indicative only. All dimensions are approximate. January 2019.