

MAGNITUDE 312 MAGNA PARK MILTON KEYNES



Computer generated image

DISTRIBUTION AND LOGISTICS WAREHOUSE
312,700 SQ FT | 29,051 SQ M

19 METRES

CLEAR INTERNAL HEIGHT

MAGNITUDE 312

KEY STATISTICS

BUILT FOR LOGISTICS

195
HGV PARKING SPACES

33
DOUBLE DOCK LEVELLERS

4
LEVEL ACCESS DOORS

130
KN FLOOR LOAD

INCREASED CAPACITY

40,110
PALLET POSITIONS VNA

19m
CLEAR HEIGHT

4
POTENTIAL MEZZANINE LEVELS

ENERGY

1,000
KVA POWER SUPPLY

YES
50% SOLAR PV READY

INCREASED CAR PARKING

354
CAR PARKING SPACES

SUSTAINABILITY AND WELL BEING

BREEAM FIT-OUT EXCELLENT

A
EPC RATING

MAGNITUDE 312 MAGNA PARK

Magnitude 312 is a speculative development offering 312,700 sq ft of highly specified distribution and logistics space.

Strategically located on the east side of Milton Keynes, Magnitude 312 sits adjacent to the A421 which offers easy access to the M1 (via junctions 13 and 14).

The development benefits from a best-in-class specification, including a 145 m service yard, 19 m clear internal height, 33 dock levellers and 4 level access doors.



Computer generated image



Strong labour pool
12,000 employees in Milton Keynes work in 'Warehousing and support activities for transportation'.



Strategic location
A proven strategic location for UK's leading brands – placed between Junctions 13 and 14 of the M1.



Sustainable benefits
Built into every development at no extra cost.



Best-in-class specification
Highly specified, flexible design built for logistics.



Award winning development
IAS Awards Development of the year 2014.

MAGNITUDE 312

LARGE AND GROWING WORKFORCE WITHIN A 30-MINUTE CAR COMMUTE

Available labour force*

- Some 6,300 people aged 16 to 64 are unemployed
- An additional 8,600 people aged 16 to 64 who are economically inactive say they want a job

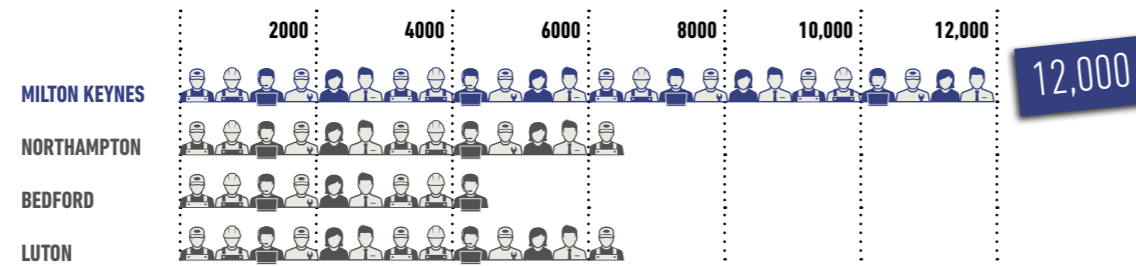
932,000 people live within a 30-minute car drive†

- Projected to grow to 1,037,000 by 2027
- Projected population growth of 11.3% much faster than the GB average (6.3%)

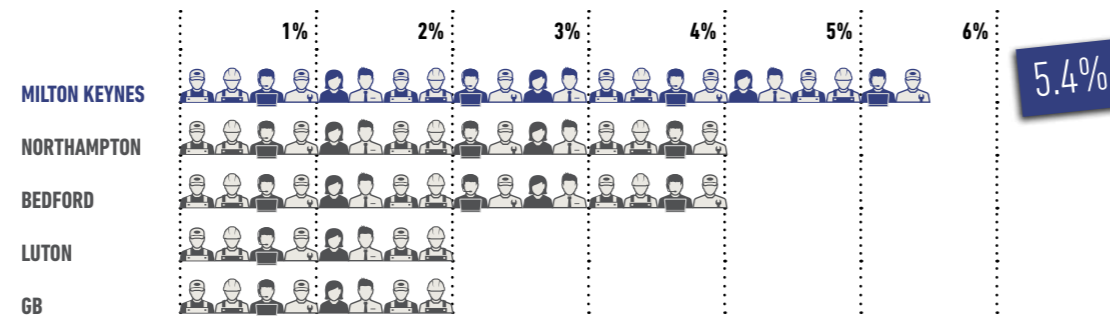
Strong relevant skills††

- Some 12,000 employees in Milton Keynes work in 'Warehousing and support activities for transportation' – 5.4% of all employees compared with a GB average of 1.8%
- Milton Keynes has a larger number and proportion of employees in 'Warehousing and support activities for transportation' than other M1 corridor locations – highlighting a large pool of workers with warehouse and transport skills

Number of employees in 'Warehousing and support activities for transportation'***



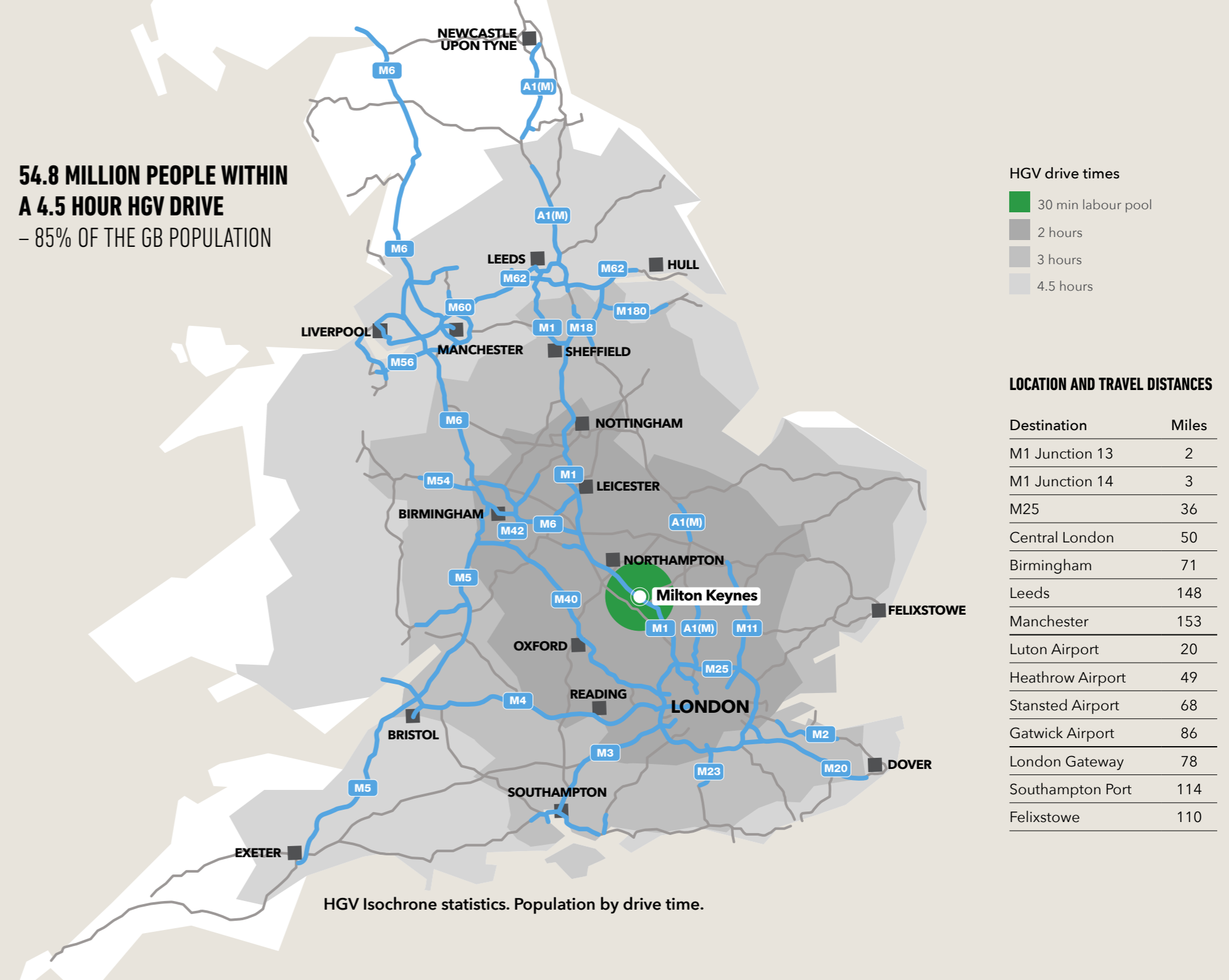
Proportion of employees in 'Warehousing and support activities for transportation'***



* Annual Population Survey, June 2016-July 2017. ** BRES 2016, Travel to Work Areas.

† Source: CACI, 2017 estimates and projections. †† Business Register and Employment Survey 2016. All labour force statistics are based on the official Milton Keynes Travel to Work Area.

**54.8 MILLION PEOPLE WITHIN
A 4.5 HOUR HGV DRIVE**
– 85% OF THE GB POPULATION



HGV drive times

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

LOCATION AND TRAVEL DISTANCES

Destination	Miles
M1 Junction 13	2
M1 Junction 14	3
M25	36
Central London	50
Birmingham	71
Leeds	148
Manchester	153
Luton Airport	20
Heathrow Airport	49
Stansted Airport	68
Gatwick Airport	86
London Gateway	78
Southampton Port	114
Felixstowe	110

MAGNITUDE 312

HOME TO LEADING OCCUPIERS

Magna Park Milton Keynes is one of the premier distribution parks in Europe, now home to the UK's leading brands, employing some 4,500 people.

Totalling 388 acres, its floor space will amount to 5.7m sq ft upon the completion of Magnitude.



A421

M1 J13
(2 miles)

PLOT 520
786,000 SQ FT
LET

ALTITUDE
574,258 SQ FT

John Lewis

A421

John Lewis

RIVER ISLAND

M1

M1 J14
(3 miles)

MAGNITUDE
312,700 SQ FT

RIVER ISLAND

BARC
SOFT DRINKS

A421

John Lewis

Waitrose

BARC
SOFT DRINKS

UK Mail

LATITUDE
186,443 SQ FT
LET

BENEFITS OF A MODERN LOGISTICS PARK

Award winning development

IAS Awards Development of the year 2014

Proven strategic location

Ideally placed between Junctions 13 and 14 of the M1

Home to leading occupiers

John Lewis, Waitrose, River Island, A.G. Barr and UK Mail

Sustainability as standard

Allowing customers to save up to 1,300,000kg of CO₂ per annum

Strong labour pool

Highly-skilled, readily available workforce within 30 minutes' drive

Infrastructure complete

Throughout the park offering easy access to the A421 dual carriageway in turn leading to the M1

Local bus services

Magna Park Milton Keynes is serviced by the 34,300 and 310 bus services, providing a main link between Magna Park and CMK/Rail Station and Coachway at J14. These operate every half-hour, 7 days a week

Rail

Milton Keynes Central Station is just a 15-minute drive from Magna Park, giving occupiers of Magnitude 312 access into central London in just 30 minutes



MAGNA PARK MILTON KEYNES



Strong labour pool



24h access

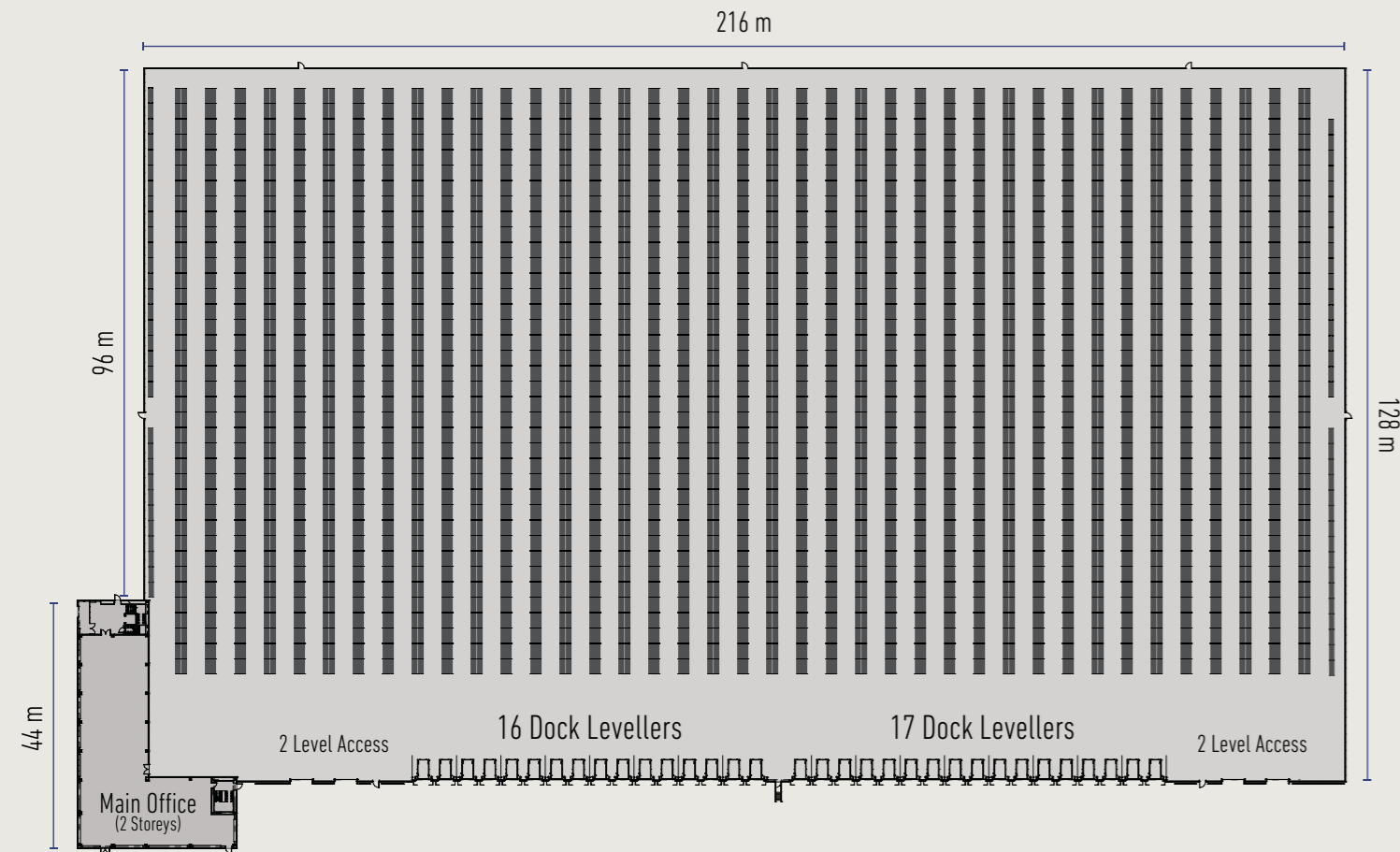


SITE PLAN & SPEC

19m
CLEAR
HEIGHT

INDICATIVE RACKING LAYOUTS

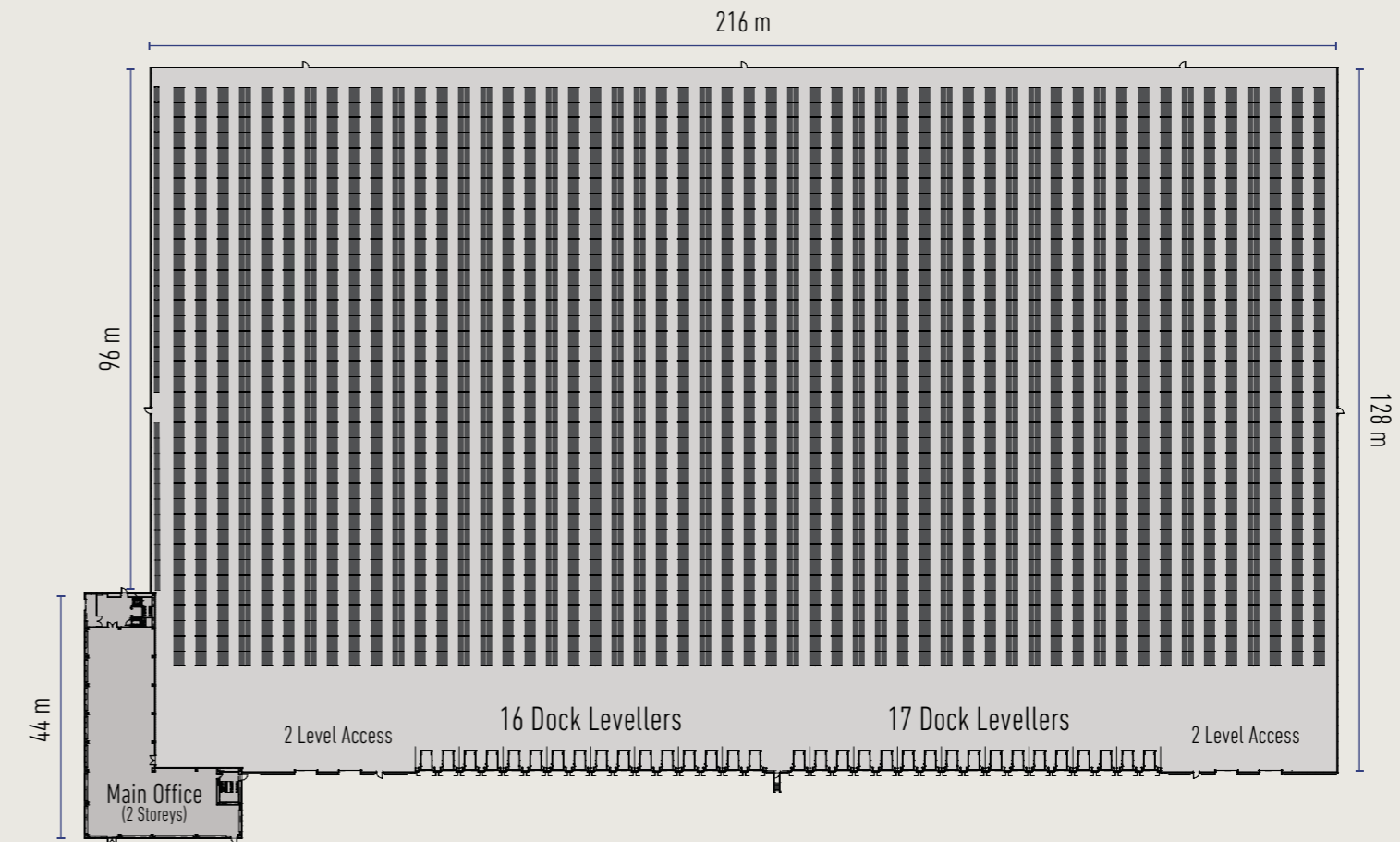
Wide Aisle Racking Layout



@ 1.8m BEAM HEIGHTS
20,930
PALLET POSITIONS

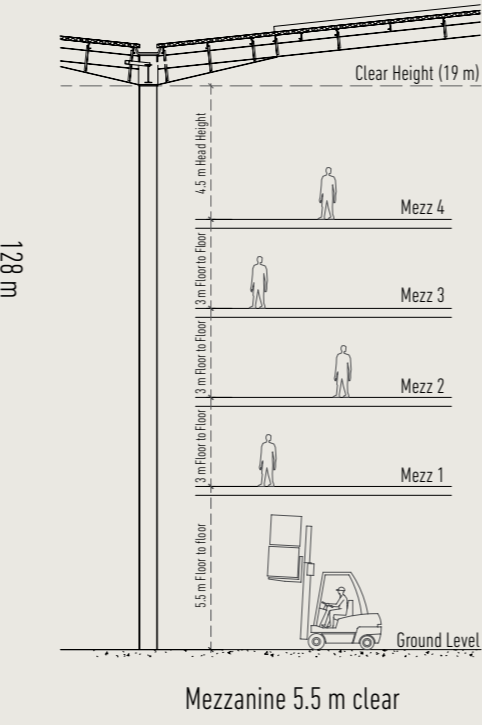
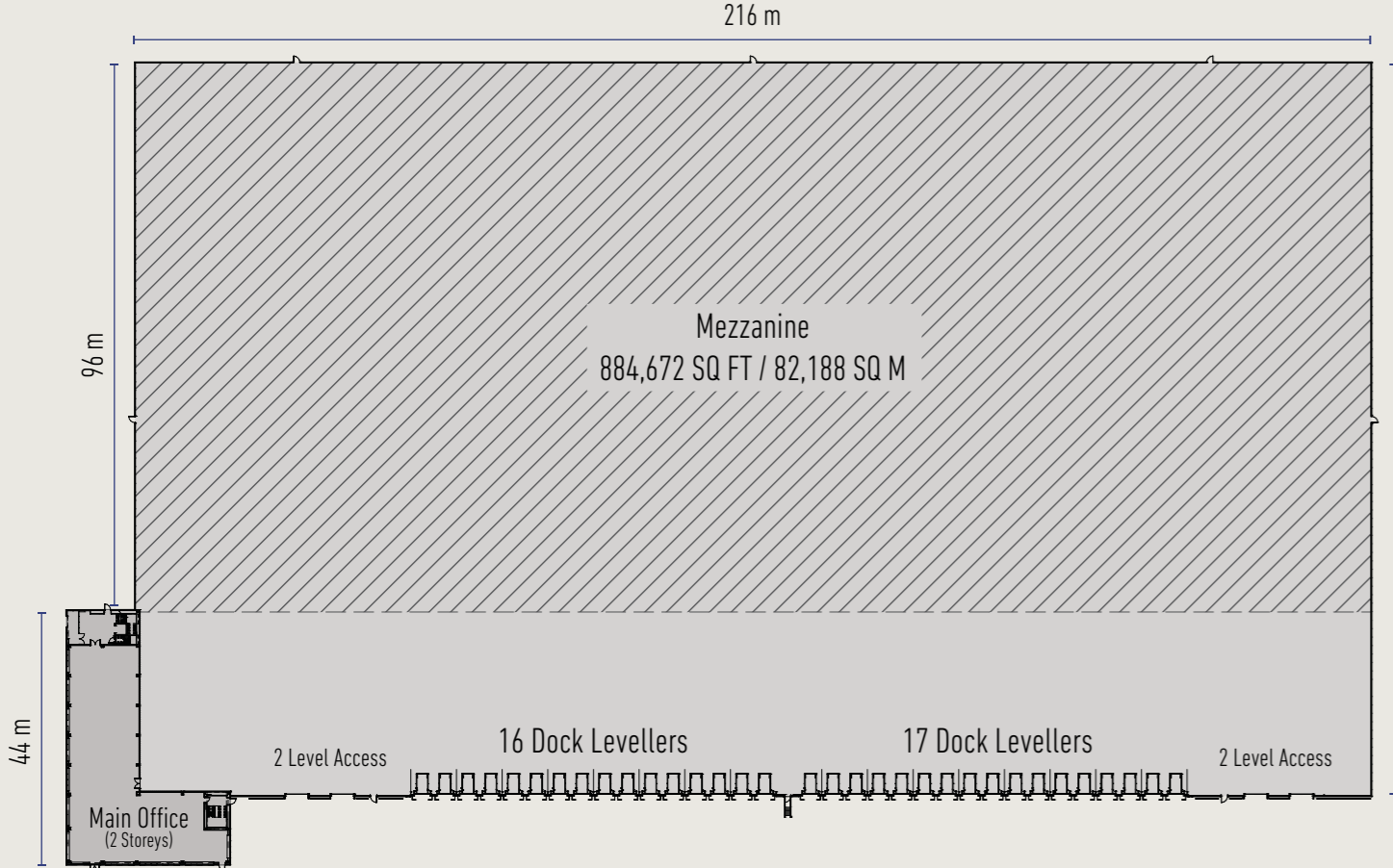
INDICATIVE RACKING LAYOUTS

Narrow Aisle Racking Layout



@ 1.8m BEAM HEIGHTS
40,110
PALLET POSITIONS

INDICATIVE MEZZANINE LAYOUT





MAGNITUDE 312

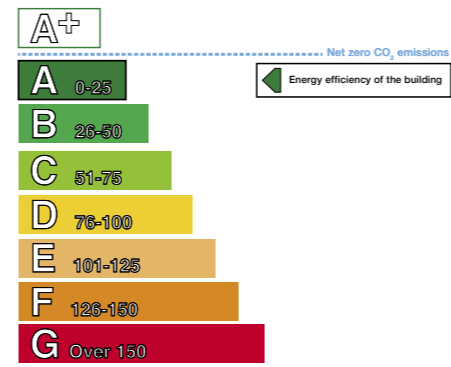
OUR SUSTAINABILITY

Many of our customers require their warehouse buildings to demonstrate excellent environmental performance.

Gazeley is now recognised across the world for delivering industry-leading warehouse buildings that continuously exceed our original environmental aspirations, while supporting our customers' business operations in many effective ways.

BREEAM® UK

BREEAM UK New Construction 2018:
Industrial (Shell and Core)



Monitoring energy usage
Our online energy dashboard can help customers proactively manage their energy consumption.

Cost-effective
We use high-quality materials and sustainable initiatives to add value and bottom-line savings through reduced operating costs.

Reducing water usage
Rainwater harvesting for use in toilet flushing and other non-potable applications.

Optimising the use of natural light
Our triple skinned factory assembled rooflight solution can save up to 13% a year on running costs.

Recycled & recyclable materials
Our initiatives contribute to a greener world and offer distinct advantages to our customers and communities.

Exceeding requirements
Gazeley is a pioneer in environmentally sustainable 'eco-warehouse' development, setting the industry standard.

ABOUT GAZELEY

Gazeley is a leading developer, investor and manager of European logistics warehouses and distribution parks with a 17 million square foot portfolio concentrated in the strategic logistics markets of the UK, Germany, France and the Netherlands. In addition to its operating portfolio, which is 98% leased to blue chip customers such as Amazon, UPS and Volkswagen, Gazeley has a prime landbank which allows for the development of an additional 16 million square feet. Gazeley is wholly owned by GLP, the leading global provider of modern logistics facilities.



**17 million sq ft
portfolio**



**Leading with
innovation**



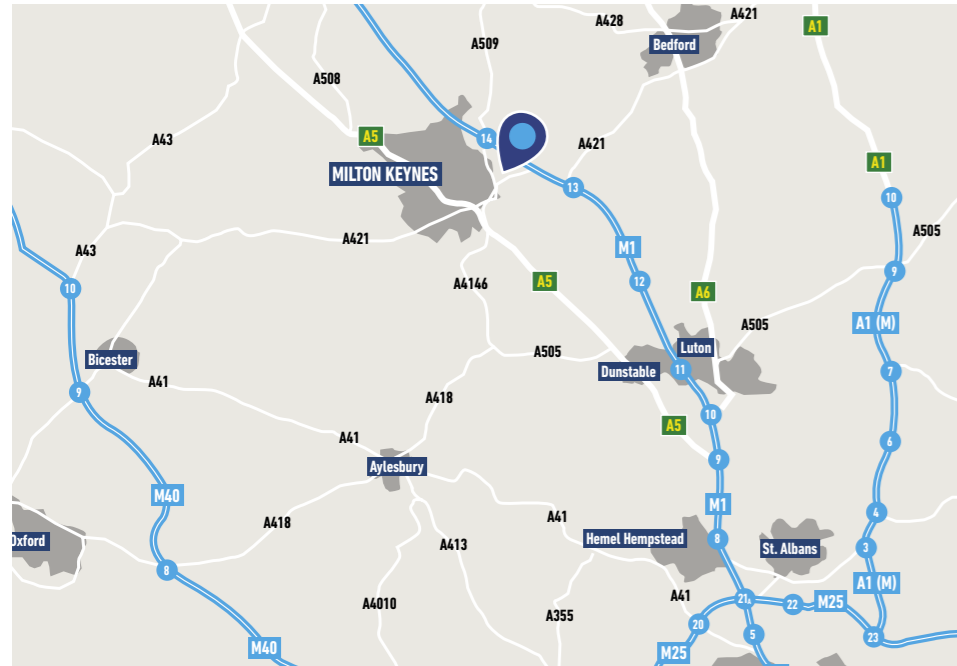
**European
market leader**



**Award winning
developments**



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