

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



ANGLE
PROPERTY

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

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M1 J14

THREE MILES
FROM J14 M1



300 kVA
OF POWER



8M CLEAR
HEIGHT



OPPORTUNITY
TO INFLUENCE
THE DESIGN

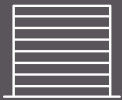


M1 J13

FOUR MILES
FROM J13 M1



DETACHED, SELF
CONTAINED UNIT
WITH SECURED YARD



6 DOCK & 2 LEVEL
ACCESS LOADING
DOORS



ALTERNATIVE USES
CONSIDERED



DIRECT ACCESS
TO THE A421

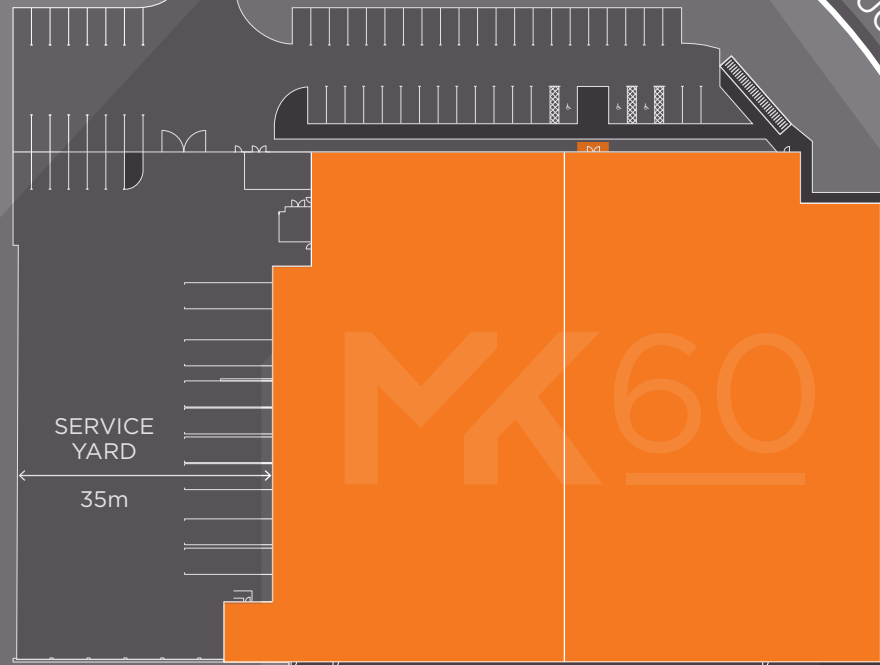


SEPARATE
LOADING AND
PARKING AREAS

^
M1 J14
6 MIN DRIVE

WINCHESTER CIR

LASBOROUGH ROAD



SERVICE
YARD
35m

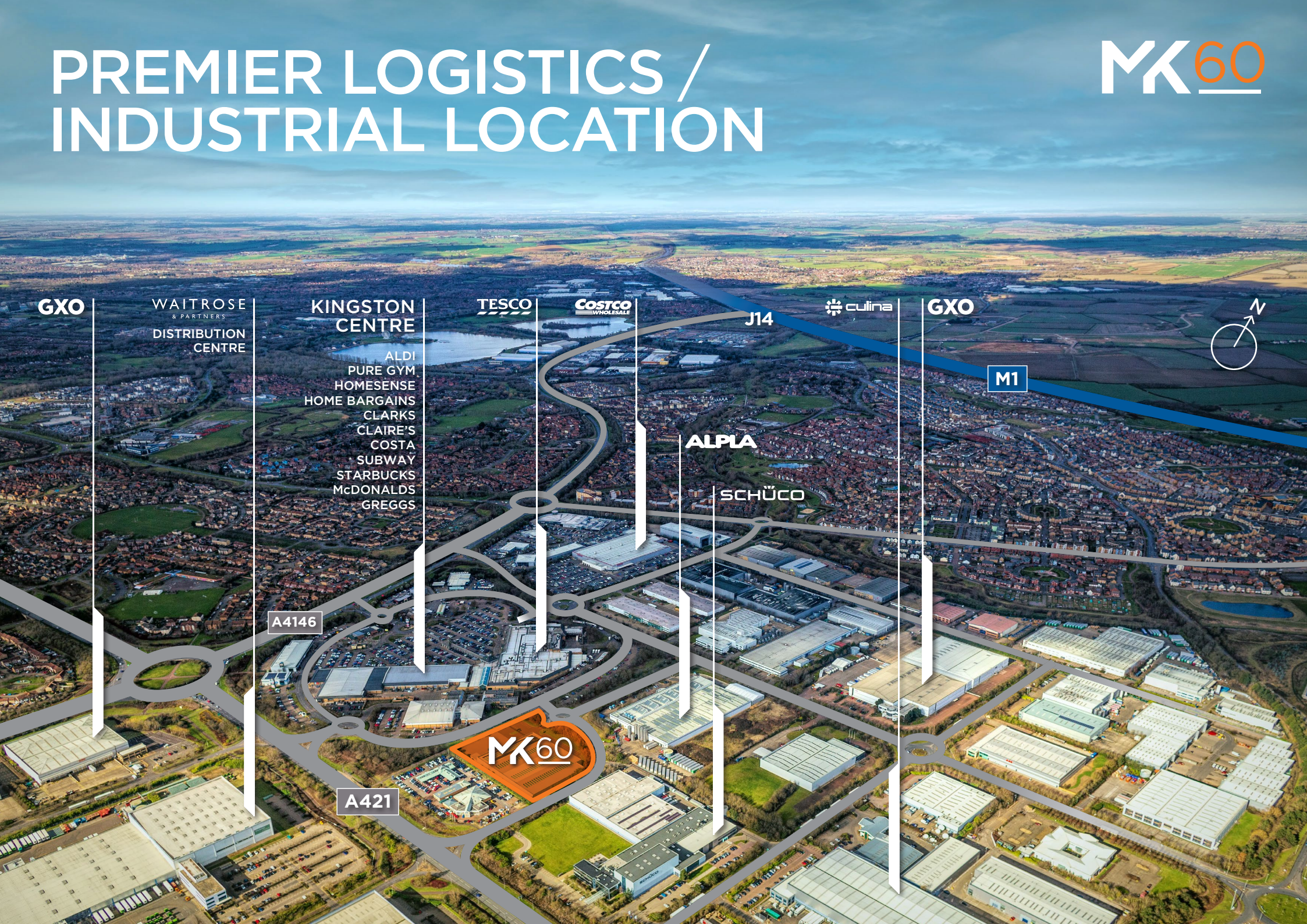
^ A421

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

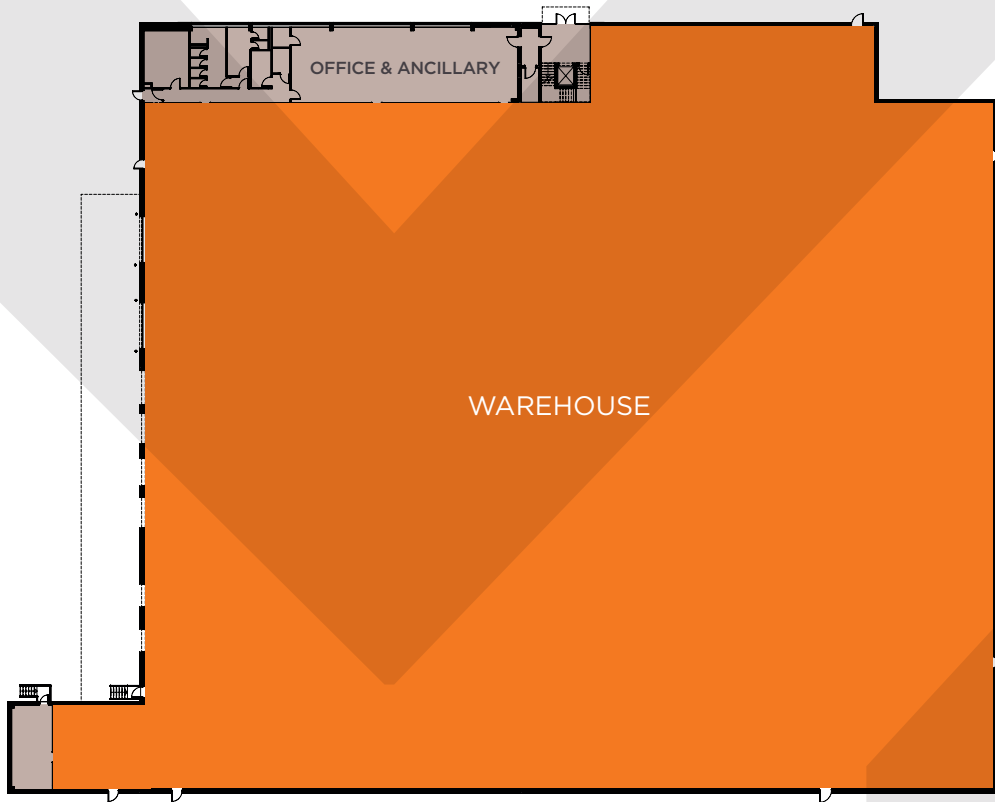
SCHÜCO

A4146

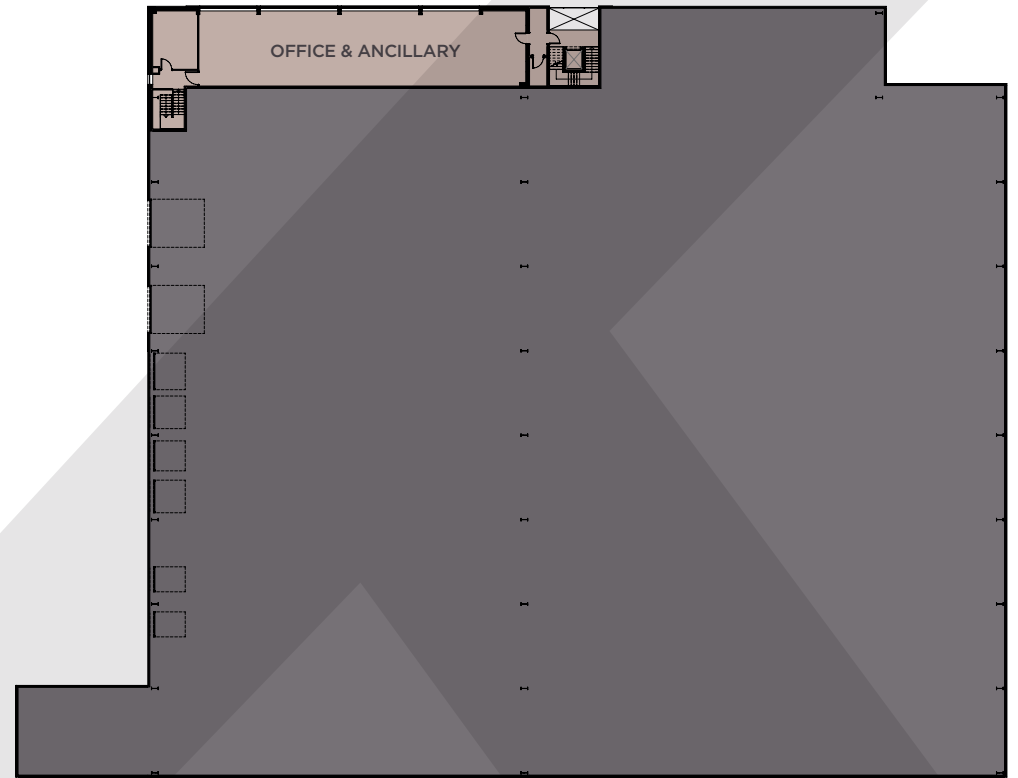
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A421

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

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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

For further information contact:

Colliers

020 7935 4499

colliers.com/uk/industrial

TIM HARDING

+44 20 7344 6588

tim.harding@colliers.com

WILLIAM BELLMAN

+44 20 7344 6708

william.bellman@colliers.com



01908 224760

louchshacklock.com

ROBERT SHACKLOCK

+44 7860 472 750

robert@louchshacklock.com

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www.angleproperty.co.uk

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