



# /NDURENT

CODE, MILTON KEYNES

MK1 1DR  
///THINGS.UNITS.EMPLOY

Two high quality industrial/distribution warehouses

UNIT 1: 140,566 SQ FT (13,059 SQ M)

UNIT 2: 20,914 SQ FT (1,943 SQ M)

Available for immediate occupation



Up to 1250 kVA power  
provision to units



BREEAM 'EXCELLENT'  
RATING



Warehousing that Works.



# High performance space for your business.

If you're looking for a high-performing, sustainable building that works as hard as you do, then look no further. Code is a new industrial/distribution development located in Milton Keynes, strategically situated in the centre of the established Milton Keynes town industrial area.

## An ideal location for Milton Keynes

The site spans 7 acres and consists of two high quality warehouses of 140,566 and 20,914 sq ft, available for immediate occupation. Code is an exemplary development for a broad range of occupiers seeking to optimise their business activities in the Midlands and the rest of the UK.



New industrial/distribution units up to 140,566 SQ FT. Available for immediate occupation.



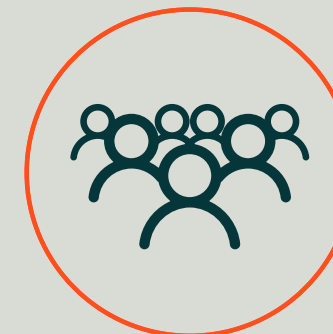
Prominent location 1 mile from the A5, with direct access to the M1.



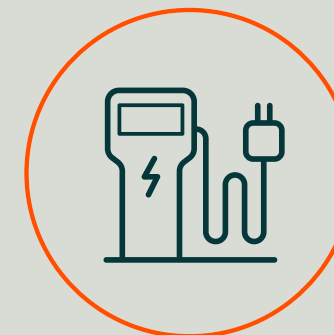
BREEAM 'Excellent' EPC A rating.



Enhanced quality private estate with landscaped environment.



Excellent local labour pool of 145,600 economically active population with a 30 minute drive. (Source: Nomis)



EV charging points provided with provision to future-proof occupier fleet requirements.



Warehousing that Works.





Warehousing that Works.



# You're well-connected.



M1

MAGNA PARK MK

A5

YOKOHAMA

YAMAHA

TESCO

ROYAL MAIL

BLETCHAM WAY

MATALAN

B4034

SIEMENS

MARSHALL

CHARLES TYRWHITT

EDMUNDSON ELECTRICAL

SELCO

TRAVIS PERKINS

SCREWFIX

STADIUM MK

BIBBY DISTRIBUTION

DOMINOS



# You're well-connected.

 **6 AIRPORTS**  
6 airports under 2 hours away.

 **6 MILES**  
from the M1 J14.

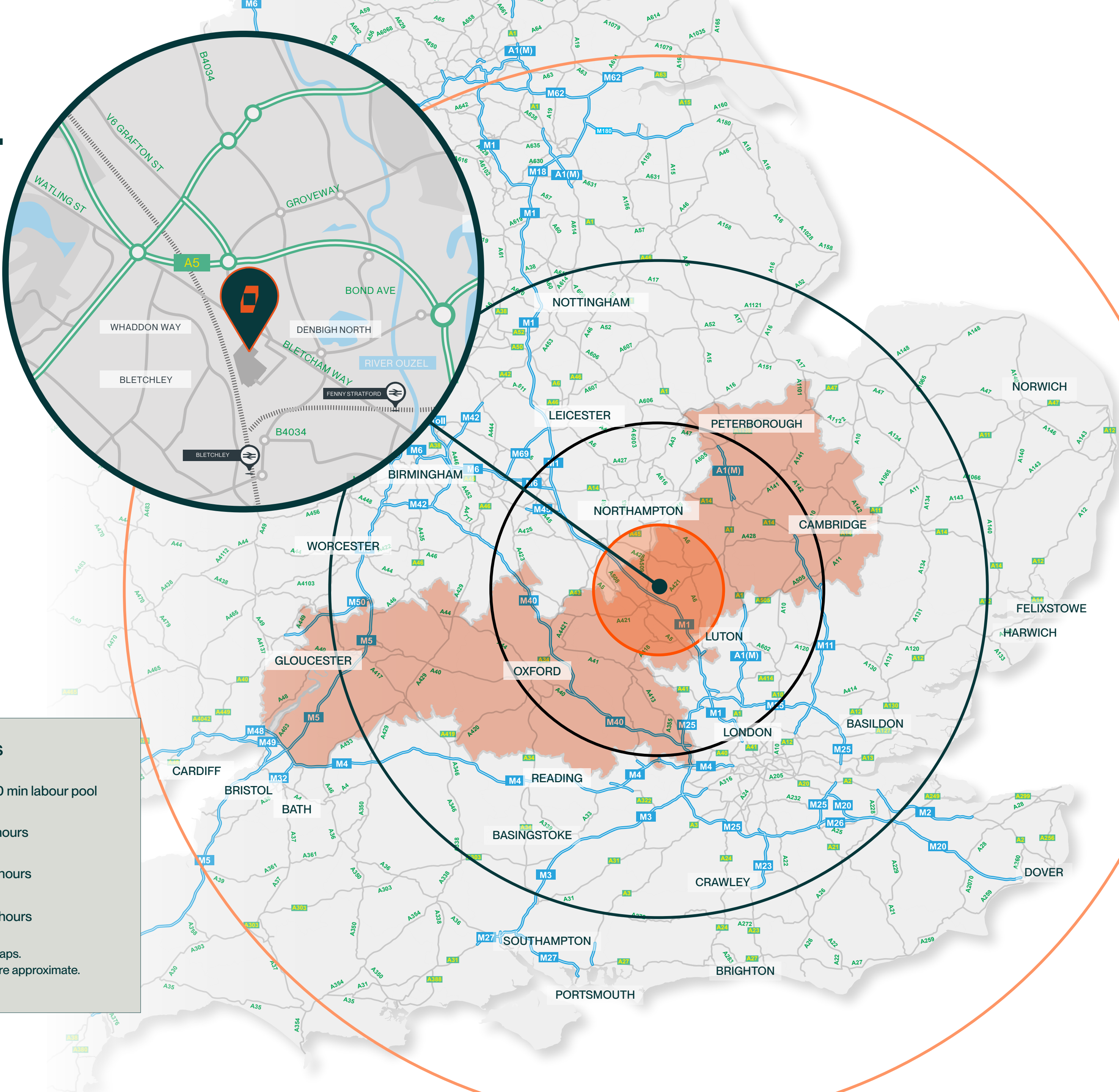
 **46 MINUTES**  
From Dirft Railway.

 **1 HOUR 30 MINS**  
from London Gateway Port.

Drive times

-  Within 30 min labour pool
-  Within 1 hours
-  Within 2 hours
-  Within 3 hours

Source: Google maps.  
Travel distances are approximate.  
Maps not to scale.





# Schedule of accommodation.

	UNIT 1	UNIT 2
WAREHOUSE	125,324 SQ FT (11,643 SQ M)	18,147 SQ FT (1,686 SQ M)
OFFICES INC. GF CORES	15,242 SQ FT (1,416 SQ M)	2,767 SQ FT (257 SQ M)
TOTAL	140,566 SQ FT (13,059 SQ M)	20,914 SQ FT (1,943 SQ M)
CLEAR INTERNAL HEIGHT	12.5M	8M
LEVEL ACCESS DOORS	1	2
DOCK LOADING DOORS	11	-
CAR PARKING SPACES	143	24
EV CHARGING POINTS	14	2
HGV PARKING SPACES	13	-
YARD DEPTH	50M	32M
FLOOR LOADING	50kN SQ/M	50kN SQ/M
POWER SUPPLY	1180 KvA	300 KvA
TOTAL IF COMBINED: 161,480 SQ FT (15,002 SQ M)		

## WAREHOUSE



BREEAM  
'Excellent'



EPC  
A rated

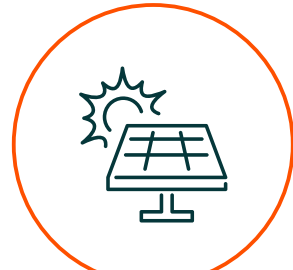


50 kN sq/m  
floor loading



15% roof  
lights

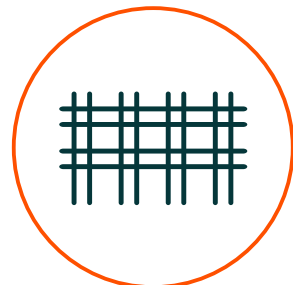
## EXTERNAL



Solar PV panels  
included as standard



Secured entrances  
independent gates



Perimeter paladin  
estate fencing



Yard depth



EV car  
charging

## OFFICES



LED lighting with  
smart control



VRF heating and  
comfort cooling



Double height  
glazed HQ reception



Grade A open  
plan office

All floor areas are approximate gross internal areas.



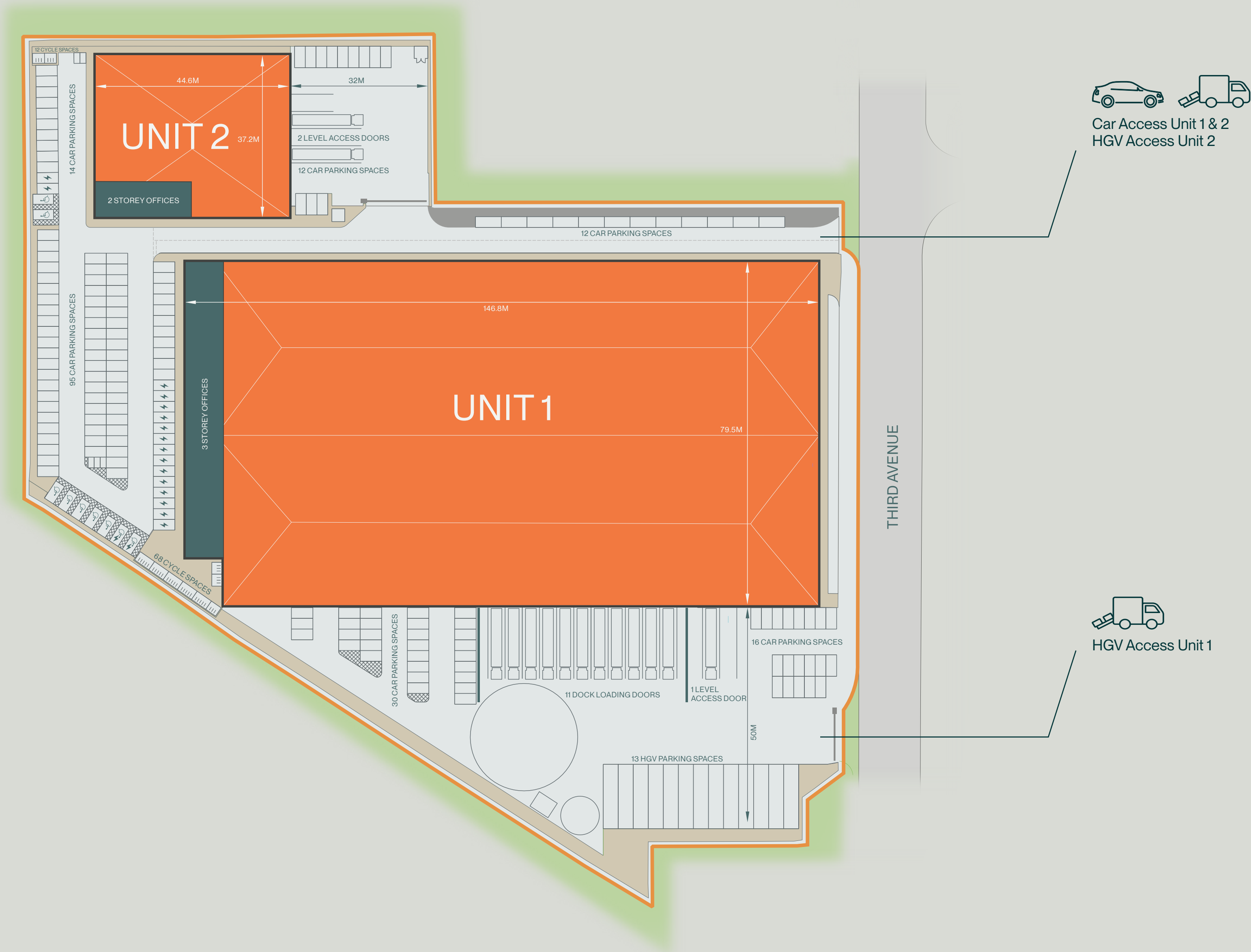
Warehousing that Works.

Take a closer look





# Development layout.



Site plan is indicative.



TOTAL AREA (GEA):  
161,480 SQ FT





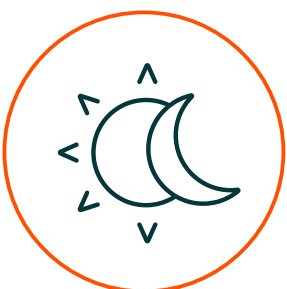
# Sustainability.



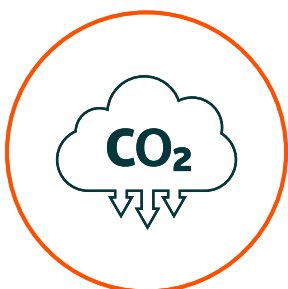
**BREEM UK New Construction 2018 (Shell & Core)**  
'Excellent' rating



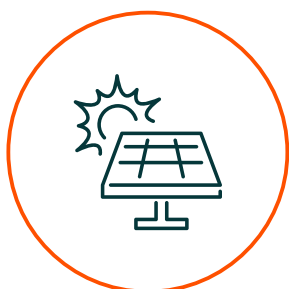
**Energy Performance Certificate**  
A Rating for excellent energy performance



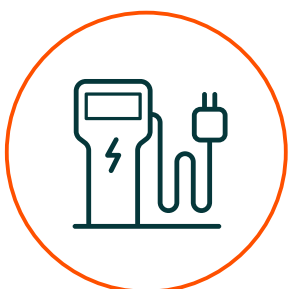
**Natural Light**  
Optimised use of natural light with 15% roof lights and excellent office visibility



**Renewable Technologies**  
Air source heat pumps provide reduced energy consumption and CO2 emissions



**PV Panels**  
Potential to fund PV panels, subject to occupier requirements



**Electric Vehicle Charging**  
16 charging points provided with provision for to future-proof occupier fleet requirements



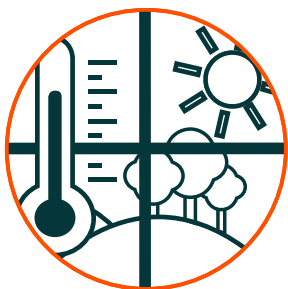
**Water Regulation Technologies**  
Efficient sanitary-ware with low flow rates to reduce water consumption



**Sustainable Materials**  
Reduce energy consumption and environmental impact over the life cycle of the building



**Bicycle Spaces**  
Ample spaces in covered shelters encourages environmental travel



**Enhanced Cladding**  
Delivering superior energy performance to reduce running costs



**Energy Metering Technology**  
Allows occupiers to pro-actively manage their energy consumption



**Led Lighting**  
Enables 75% less energy consumption and 25 times more durability than incandescent lighting

## Anticipated Electricity Cost Savings

	SIZE	COST PER MONTH	COST PER ANNUM
UNIT 1	140,000 SQ FT	£15,556	£186,799
20 YEAR OLD FACILITY	140,000 SQ FT	£20,319	£243,836
COST SAVING £	-	£4,753	£57,037

**COST SAVING 23%**

	SIZE	COST PER MONTH	COST PER ANNUM
UNIT 2	20,000 SQ FT	£3,007	£36,084
20 YEAR OLD FACILITY	20,000 SQ FT	£4,409	£52,911
COST SAVING £	-	£1,402	£16,827

**COST SAVING 32%**



Warehousing that Works.





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Discover more

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