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August 2016. This brochure is printed on part-recycled stock and is not laminated to allow future recycling.

Terms:
Available leasehold – details upon application.
Please contact the agents for a detailed proposal.

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99 Bishopsgate, London EC2M 3XD

Magna Park Milton Keynes
MK17 8EW

Build-to-suit warehouse opportunities from 30,000 SF – 700,000 SF

Ready for development up to 1.8 MSF available

SatNav
MK17 8EW

Travel distances
M1 J13 2 miles
M1 J14 3 miles
London 53 miles
Birmingham 71 miles
Leeds 149 miles
Manchester 154 miles
Luton Airport 19 miles
Heathrow Airport 52 miles
Stansted Airport 75 miles
Gatwick Airport 90 miles
London Gateway 75 miles
Southampton Port 110 miles
Felixstowe 112 miles

Contact:
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### Labour Market Statistics

Within a 30-minute drive time:

<table>
<thead>
<tr>
<th>Absolute Number</th>
<th>As percentage of Working Age</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total low skilled</td>
<td>55,090</td>
</tr>
<tr>
<td>Total working age</td>
<td>264,529</td>
</tr>
<tr>
<td>Total unemployed (5.2% national average)</td>
<td>7,742</td>
</tr>
</tbody>
</table>

### Key Benefits

- Strategically located between J13 and J14 of the M1
- A population of 45.8 million people can be reached within a 4.5-hour HGV drive time
- Total labour market of 264,529 people within 30 minutes’ drive.

### Labour Profile

<table>
<thead>
<tr>
<th>Hours</th>
<th>Population of working age</th>
<th>Average expenditure per person per annum (£)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>12.9m</td>
<td>£9,834</td>
</tr>
<tr>
<td>3</td>
<td>22.5m</td>
<td>£9,679</td>
</tr>
<tr>
<td>4.5</td>
<td>33.2m</td>
<td>£9,421</td>
</tr>
</tbody>
</table>

### Magna Park Milton Keynes

- Award winning development
- Proven strategic location – ideally placed between junctions 13 and 14 of the M1
- Home to leading companies – John Lewis, Waitrose, River Island, A.G. Barr
- Sustainable Benefits – built in to every development at no extra cost
- Labour Pool – highly-skilled, readily available workforce of more than 250,000 within 30 minutes’ drive
- Unrestricted 24/7 access
- Local bus service (MK300) – provides main link between Magna Park and CMK/Rail Station and Coachway at J14. Operates every half-hour, 7 days a week
- Labour Pool – highly-skilled, readily available workforce of more than 250,000 within 30 minutes’ drive

### Magna Park highlights:

- Award winning development
- Proven strategic location – ideally placed between junctions 13 and 14 of the M1
- Home to leading companies – John Lewis, Waitrose, River Island, A.G. Barr
- Sustainable Benefits – built in to every development at no extra cost
- Labour Pool – highly-skilled, readily available workforce of more than 250,000 within 30 minutes’ drive
- Unrestricted 24/7 access
- Local bus service (MK300) – provides main link between Magna Park and CMK/Rail Station and Coachway at J14. Operates every half-hour, 7 days a week

### VACANT TO LET

- 186,443 SF
- M1 J14
- (3 miles)

### Local Bus Service (MK300)

- Provides main link between Magna Park and CMK/Rail Station and Coachway at J14.
- Operates every half-hour, 7 days a week.
Magna Park is situated on the east side of Milton Keynes. The Park is easily accessed via the A421 dual carriageway, which provides direct access to M1 Junction 13 to the east and the wider national motorway network. It can also be accessed from M1 Junction 14 via the A5130.

The site is 20 minutes from Bedford in the East and 7 minutes from the A5 via the A421. It is one of the premier distribution parks in the UK. The Park totals 388 acres and has planning consent for a further 1.7 MSF of distribution accommodation.
# The UK’s Premier Logistics Location

**SITE 510**

<table>
<thead>
<tr>
<th>A</th>
<th>SF</th>
<th>SQ M</th>
<th>Specification</th>
</tr>
</thead>
<tbody>
<tr>
<td>WAREHOUSE</td>
<td>295,641</td>
<td>27,466</td>
<td>HGV Parking 30 (excl Loading)</td>
</tr>
<tr>
<td>MAIN OFFICE</td>
<td>22,001</td>
<td>2,044</td>
<td>Car Parking 234 (inc Disabled)</td>
</tr>
<tr>
<td>WEST POD OFFICE</td>
<td>9,300</td>
<td>864</td>
<td>Haunch Height 18 m</td>
</tr>
<tr>
<td>GATEHOUSE</td>
<td>430</td>
<td>40</td>
<td>Dock Levellers 28</td>
</tr>
<tr>
<td>SWITCH ROOMS</td>
<td>430</td>
<td>40</td>
<td>Level Access 3</td>
</tr>
<tr>
<td><strong>TOTAL (GIA)</strong></td>
<td>621,560</td>
<td>57,745</td>
<td></td>
</tr>
</tbody>
</table>

**SITE 520**

<table>
<thead>
<tr>
<th>A</th>
<th>SF</th>
<th>SQ M</th>
<th>Specification</th>
</tr>
</thead>
<tbody>
<tr>
<td>WAREHOUSE</td>
<td>265,858</td>
<td>24,699</td>
<td>HGV Parking 48 (excl Loading)</td>
</tr>
<tr>
<td>MAIN OFFICE</td>
<td>18,600</td>
<td>1,728</td>
<td>Car Parking 210 (inc Disabled)</td>
</tr>
<tr>
<td>WEST POD OFFICE</td>
<td>9,300</td>
<td>864</td>
<td>Haunch Height 18 m</td>
</tr>
<tr>
<td>GATEHOUSE</td>
<td>430</td>
<td>40</td>
<td>Dock Levellers 28</td>
</tr>
<tr>
<td>SWITCH ROOMS</td>
<td>430</td>
<td>40</td>
<td>Level Access 3</td>
</tr>
<tr>
<td><strong>TOTAL (GIA)</strong></td>
<td>574,490</td>
<td>53,745</td>
<td></td>
</tr>
</tbody>
</table>

**SITE 530**

<table>
<thead>
<tr>
<th>A</th>
<th>SF</th>
<th>SQ M</th>
<th>Specification</th>
</tr>
</thead>
<tbody>
<tr>
<td>WAREHOUSE</td>
<td>247,742</td>
<td>23,016</td>
<td>HGV Parking 40 (excl Loading)</td>
</tr>
<tr>
<td>MAIN OFFICE</td>
<td>17,166</td>
<td>1,650</td>
<td>Car Parking 202 (inc Disabled)</td>
</tr>
<tr>
<td>TRANSPORT OFFICES</td>
<td>7,233</td>
<td>672</td>
<td>Haunch Height 18 m</td>
</tr>
<tr>
<td>GATEHOUSE (Combined)</td>
<td>645</td>
<td>60</td>
<td>Dock Levellers 30</td>
</tr>
<tr>
<td><strong>TOTAL (GIA)</strong></td>
<td>574,490</td>
<td>53,745</td>
<td></td>
</tr>
</tbody>
</table>

**SITE 530**

<table>
<thead>
<tr>
<th>B</th>
<th>SF</th>
<th>SQ M</th>
<th>Specification</th>
</tr>
</thead>
<tbody>
<tr>
<td>WAREHOUSE</td>
<td>74,981</td>
<td>6,966</td>
<td>HGV Parking 10 (excl Loading)</td>
</tr>
<tr>
<td>MAIN OFFICE</td>
<td>5,231</td>
<td>486</td>
<td>Car Parking 51 (inc Disabled)</td>
</tr>
<tr>
<td>TRANSPORT OFFICES</td>
<td>66</td>
<td>6</td>
<td>Haunch Height 13.5 m</td>
</tr>
<tr>
<td>GATEHOUSE (2 No.v)</td>
<td>215</td>
<td>20</td>
<td>Dock Levellers 6</td>
</tr>
<tr>
<td><strong>TOTAL (GIA)</strong></td>
<td>160,640</td>
<td>14,924</td>
<td></td>
</tr>
</tbody>
</table>

---

**The UK’s Premier Logistics Location**

**1,356,690 SF**

**126,041 SQ M**
We have industry-leading experience in the development of quality, cost-effective and environmentally sensible buildings. By listening carefully and responding to our customers’ needs we develop economically viable buildings on time and within budget, every time.

We deliver added value throughout every stage of the development process to deliver buildings in the most cost-effective way possible, using high quality materials and sustainable initiatives. We aim to provide our customers with added value and bottom line savings via reduced operating costs, driven by superior performance in energy efficiency.

IDI Gazeley is committed to providing our customers with excellent service, from site identification to project completion and beyond. In doing so we support our customers through times of significant business change. We also encourage our customers to consider the need for future growth and ensure that the buildings we develop are designed with flexibility in mind.

We can deliver Build-to-suit buildings on our existing global land portfolio within industry leading timescales; alternatively we can work with our customers to identify land within a preferred location.

IDI Gazeley offers its customers terms that are always flexible and commercially attractive, on sites which are strategically well located for logistics, many of which are multimodal.

IDI Gazeley is one of the world’s leading investors and developers of logistics warehouses and distribution parks with 60 million square feet of premier assets under management and additional prime land sites to develop another 45 million square feet of distribution facilities near major markets and transport routes in North America, Europe and China.

For more information, please visit our website at www.idigazeley.com

**Sustainability**

IDI Gazeley is a pioneer in environmentally sustainable ‘eco-warehouse’ development, setting the standard for the industry. Our sustainability initiatives contribute to a greener world and offer distinct advantages to our customers and communities.

- Reduce energy and water usage
- Increase biodiversity
- Optimize use of natural light
- Use recycled and recyclable natural materials
- Be considerate of operating costs

**SITE 340**

<table>
<thead>
<tr>
<th>Specification</th>
<th>215 SF</th>
<th>20 SQ M</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gatehouse</td>
<td>6,71 ac</td>
<td>2.31 ha</td>
</tr>
<tr>
<td>HGV Parking</td>
<td>8,960 SQ M</td>
<td></td>
</tr>
<tr>
<td>Car Parking</td>
<td>26 (inc Doors)</td>
<td></td>
</tr>
<tr>
<td>Haunch Height</td>
<td>104 (inc Disabled)</td>
<td></td>
</tr>
<tr>
<td>Dock Levelers</td>
<td>8</td>
<td></td>
</tr>
<tr>
<td>Total GIA (approx.)</td>
<td>96,450 SF</td>
<td>8,960 SQ M</td>
</tr>
</tbody>
</table>

**SITE 410-440**

Build-to-suit opportunities from 30,000-156,000 SF

Planning consented

Indicative site layout only

21 acres

**IDI Gazeley**

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