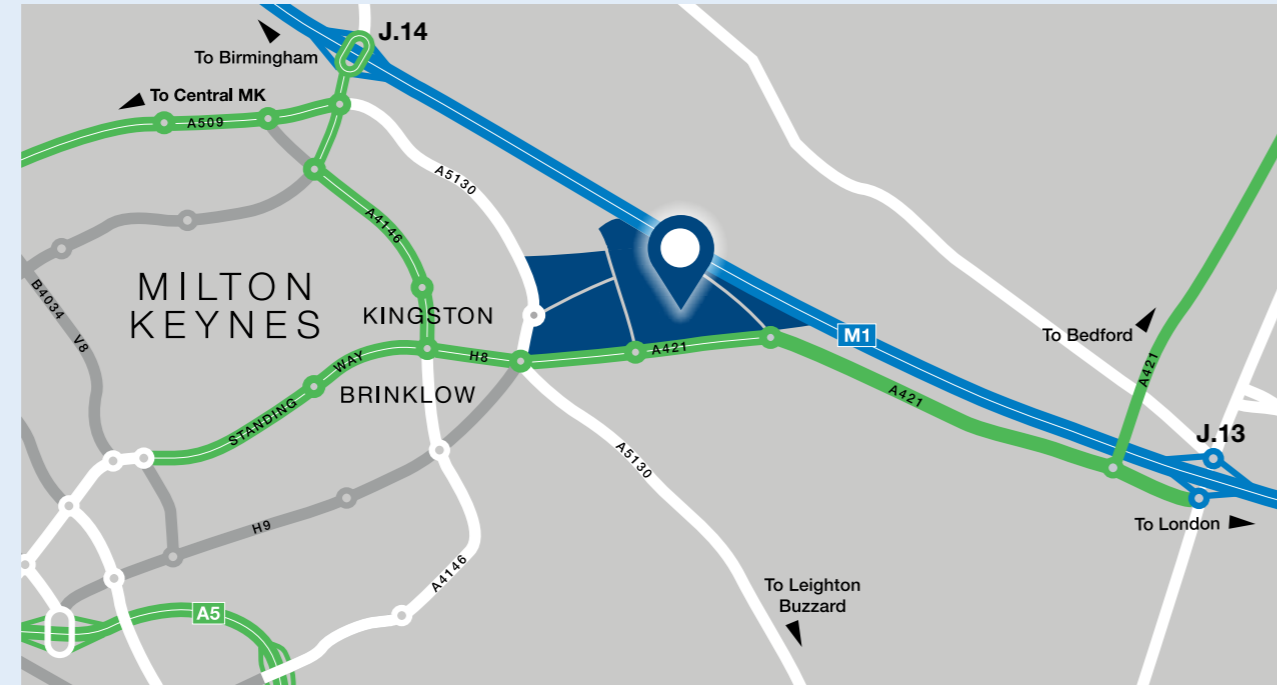


Travel distances

M1 J13	2 miles	Birmingham	71 miles	Heathrow Airport	52 miles	Southampton Port	110 miles
M1 J14	3 miles	Leeds	149 miles	Stansted Airport	75 miles	Felixstowe	112 miles
M25	29 miles	Manchester	154 miles	Gatwick Airport	90 miles		
London	53 miles	Luton Airport	19 miles	London Gateway	75 miles		

SatNav



33 Margaret Street
London
W1G 0JD
savills.co.uk
savills
020 7499 8644

Toby Green
+44 (0)20 7409 9903
tgreen@savills.com
Jack Booth
+44 (0)20 7409 8121
jbooth@savills.com



Richard Evans
+44 (0)20 7399 5223
richard.evans@eu.jll.com
Ed Cole
+44 (0)20 7399 5387
ed.cole@eu.jll.com

Contact:
Bruce Topley
+44 (0)20 7901 4467

bruce.topley@idigazeley.com
99 Bishopsgate, London EC2M 3XD

www.idigazeley.com

This brochure, the descriptions and measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. 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.

IDI Gazeley

www.idigazeley.com

Magna Park Milton Keynes

MK17 8EW

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

IDI Gazeley

Magna Park Milton Keynes



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

Labour Profile

Source: CACI and census data

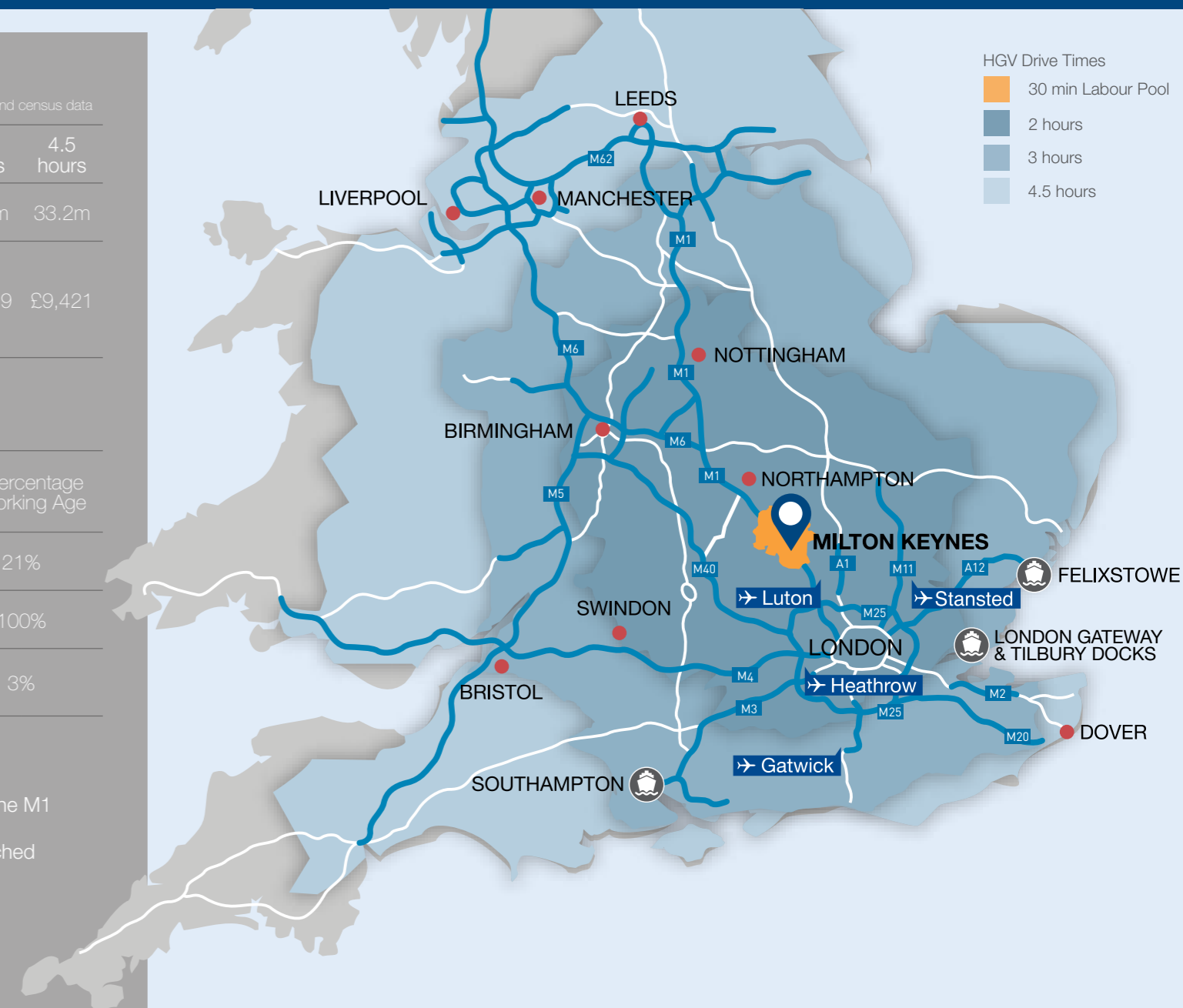
HGV Isochrone Statistics	2 hours	3 hours	4.5 hours
Population of working age	12.9m	22.5m	33.2m
Average expenditure per person per annum (£9,307 national average)	£9,834	£9,679	£9,421

Labour Market Statistics

(within 30 minutes' drive time)	Absolute Number	As percentage of Working Age
Total low skilled	55,090	21%
Total working age	264,529	100%
Total unemployed (5.2% national average)	7,742	3%

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.



Magna Park Milton Keynes

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.



	SF	SQ M
BUILDING 330	186,443	17,321
SITE 340	96,450	8,960
SITE 410	156,035	14,496
SITE 420	107,984	10,032
SITE 430	30,225	2,808
SITE 440	39,525	3,672
SITE 510	621,560	57,745
SITE 520	574,490	53,372
SITE 530	160,640	14,494
TOTAL (GIA)	1,973,352	182,900

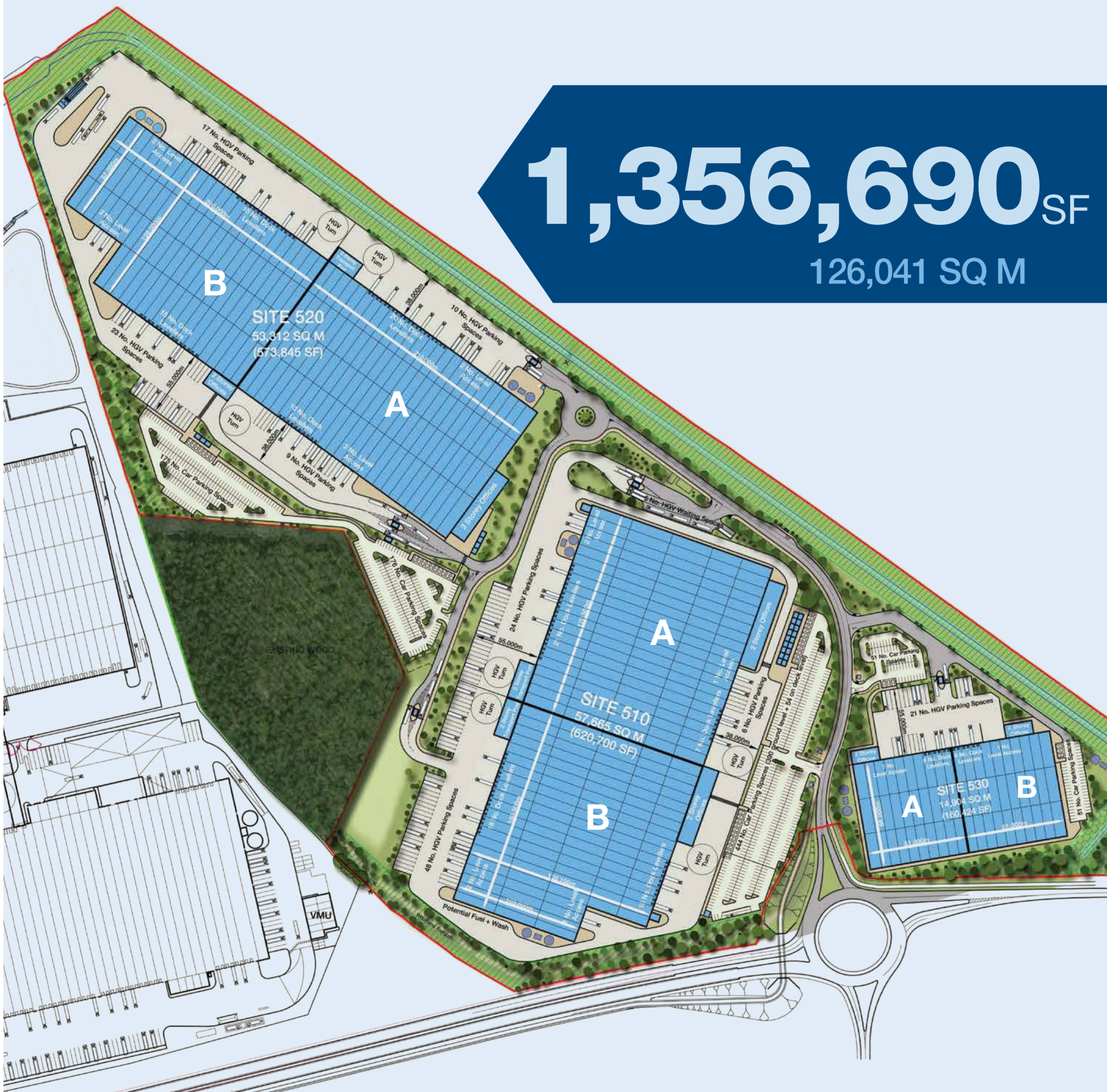


Site plan



The UK's Premier Logistics Location

1,356,690 SF
126,041 SQ M



SITE 510

	SF	SQ M	Specification	
A				
WAREHOUSE	295,641	27,466	HGV Parking	30 (excl Loading)
MAIN OFFICE	22,001	2,044	Car Parking	234 (inc Disabled)
WEST POD OFFICE	9,300	864	Haunch Height	18 m
			Dock Levellers	28
			Level Access	3

B

	SF	SQ M	Specification	
WAREHOUSE	265,858	24,699	HGV Parking	48 (excl Loading)
MAIN OFFICE	18,600	1,728	Car Parking	210 (inc Disabled)
WEST POD OFFICE	9,300	864	Haunch Height	18 m
GATEHOUSE	430	40	Dock Levellers	28
SWITCH ROOMS	430	40	Level Access	3

TOTAL (GIA) **621,560** **57,745** **Site Area** **26.66 ac (10.79 ha)**

SITE 520

	SF	SQ M	Specification	
A				
WAREHOUSE	293,769	27,292	HGV Parking	19 (excl Loading)
OFFICES	17,888	1,660	Car Parking	202 (inc Disabled)
TRANSPORT OFFICES	7,233	672	Haunch Height	18 m
			Dock Levellers	30
			Level Access	4

B

	SF	SQ M	Specification	
WAREHOUSE	247,742	23,016	HGV Parking	40 (excl Loading)
OFFICES	7,233	672	Car Parking	149 (inc Disabled)
GATEHOUSE (Combined)	645	60	Haunch Height	18 m
			Dock Levellers	30
			Level Access	4

TOTAL (GIA) **574,490** **53,372** **Site Area** **26.26 ac (10.66 ha)**

SITE 530

	SF	SQ M	Specification	
A				
WAREHOUSE	74,981	6,966	HGV Parking	11 (excl Loading)
OFFICES	5,231	486	Car Parking	51 (inc Disabled)
			Haunch Height	12.5 m
			Dock Levellers	6
			Level Access	1

B

	SF	SQ M	Specification	
WAREHOUSE	74,981	6,966	HGV Parking	10 (excl Loading)
OFFICES	5,231	486	Car Parking	51 (inc Disabled)
GATEHOUSE (2 No.v)	215	20	Haunch Height	12.5 m
			Dock Levellers	6
			Level Access	1

TOTAL (GIA) **160,640** **14,924** **Site Area** **8.24 ac (3.33 ha)**

Magna Park Milton Keynes Build-to-suit opportunities



SITE 340
96,450 SF
8,960 SQ M

WAREHOUSE	81,235 SF	7,546 SQ M
OFFICES (2 level)	15,000 SF	1,394 SQ M
GATEHOUSE	215 SF	20 SQ M
TOTAL GIA (approx.)	96,450 SF	8,960 SQ M

Subject to planning

Specification

Gatehouse	215 SF	20 SQ M
HGV Parking	26 (inc Doors)	
Car Parking	104 (inc Disabled)	
Haunch Height	10.5 m	
Dock Levellers	8	
Level Access	4	
Site Area	5.71 ac (2.31 ha)	



SITE 410-440

Build-to-suit opportunities from 30,000-156,000 SF
Planning consented
Indicative site layout only
21 acres

Our Build-to-suit approach

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.



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.

We proudly design and develop our buildings to:

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

IDI Gazeley

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

