

Pioneering logistics.

Prime logistics development opportunity on the southern M1 motorway.

Outline planning secured on a 200 acre site.

Development plots for sale.

Buildings available for sale and to let from 40,000 - 1,500,000 sq ft.

It starts at **MKEast.**

Milton Keynes East is set to become one of the UK's most established logistics hubs.

Strategically positioned with unrivalled access to national transport networks, the development has been designed to meet the needs of a wide range of occupiers.

Development plots are available for sale, with buildings from 40,000 to 1,500,000 sq ft available for sale or to let.

With sustainability and future-ready infrastructure at its core, this prime logistics destination combines scale, connectivity, and flexibility. MK East creates an exceptional opportunity for businesses seeking to establish or expand within the heart of the UK's supply chain network.



From **East** to West, North to South. **MKEast** has it all.

Located within the UK's
highly desirable logistics
Golden Triangle.

1.

amazon

2.

XPOLogistics

3.

Pro FS
Smart Global
Fulfillment

4.

XSCAPE

5.

centre:mk

6.

MK Central

7.

PARCEL-FORCE
WORLDWIDE

8.

Mercedes-Benz

9.

JOHN LEWIS
& PARTNERS

10.

icp



Space for everyone.

Indicative masterplan - Option A



ALL MEASUREMENTS IN GIA

UNIT 1	135,000 SQ FT	12,542 SQ M
UNIT 2	140,000 SQ FT	13,006 SQ M
UNIT 3	50,000 SQ FT	4,645 SQ M
UNIT 4	452,000 SQ FT	41,992 SQ M
UNIT 5	472,000 SQ FT	43,850 SQ M
UNIT 6	552,000 SQ FT	51,282 SQ M
UNIT 7	352,000 SQ FT	32,701 SQ M
UNIT 8	115,000 SQ FT	10,683 SQ M
UNIT 9	65,000 SQ FT	6,038 SQ M
UNIT 10	240,000 SQ FT	22,296 SQ M
UNIT 11	402,000 SQ FT	37,347 SQ M
UNIT 12	40,000 SQ FT	3,716 SQ M
UNIT 13	40,000 SQ FT	3,716 SQ M
UNIT 14	100,000 SQ FT	9,290 SQ M
TOTAL	3,155,000 SQ FT	293,104 SQ M

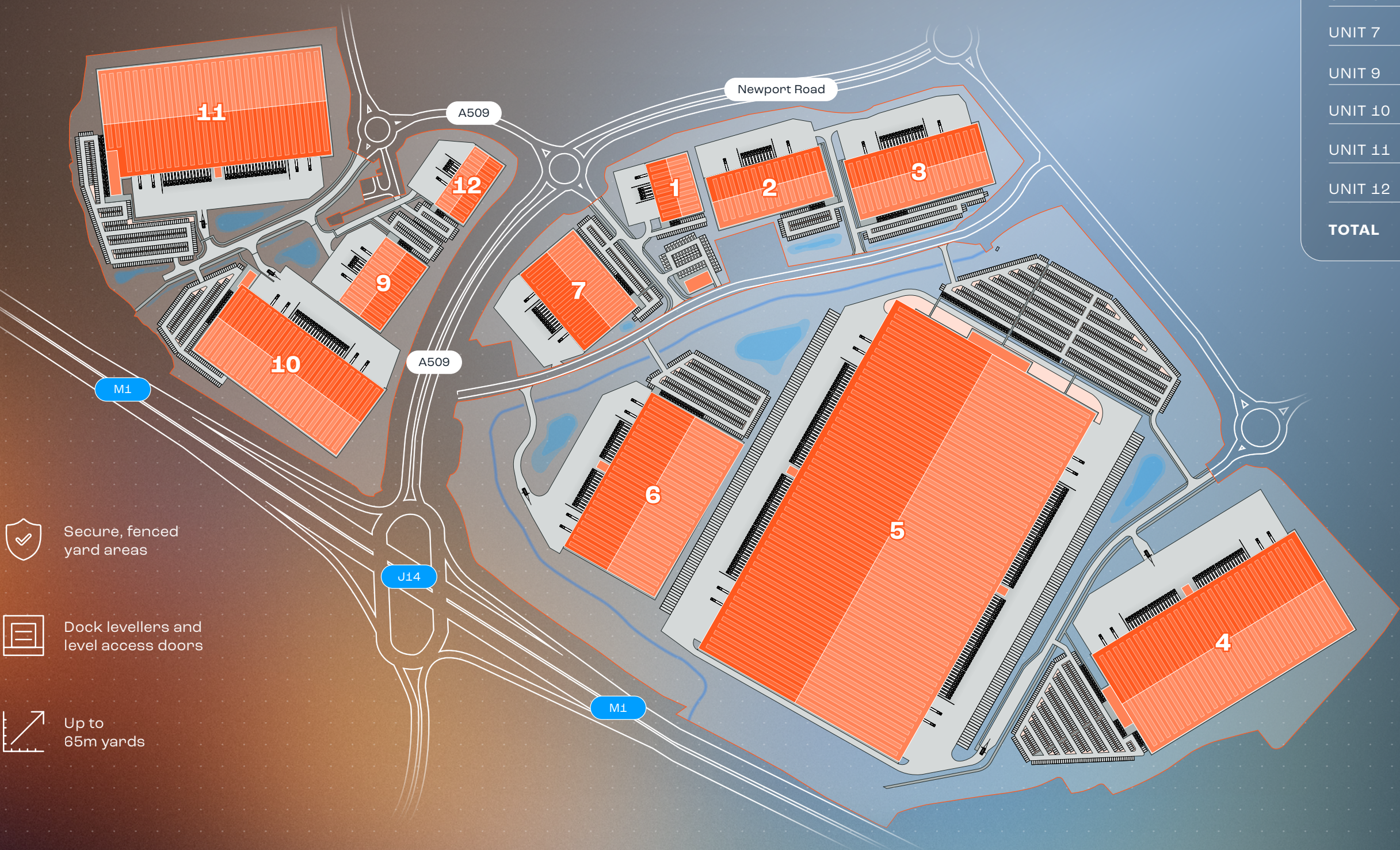
- Secure, fenced yard areas
- Dock levellers and level access doors
- Up to 65m yards

- 21MVA power secured
- Air conditioned office spaces
- High quality hard & soft landscaping
- Up to 29m to ridge
- FM2 50kN/m2 load flooring

Designed for flexibility.
Every scale, sector, & scope.

Built to suit.

Indicative masterplan - Option B



UNIT 1	40,000 SQ FT	3,716 SQ M
UNIT 2	100,000 SQ FT	9,290 SQ M
UNIT 3	135,000 SQ FT	12,542 SQ M
UNIT 4	452,000 SQ FT	41,992 SQ M
UNIT 5	1,504,000 SQ FT	139,723 SQ M
UNIT 6	302,000 SQ FT	28,056 SQ M
UNIT 7	115,000 SQ FT	10,683 SQ M
UNIT 9	65,000 SQ FT	6,038 SQ M
UNIT 10	240,000 SQ FT	22,296 SQ M
UNIT 11	402,000 SQ FT	37,347 SQ M
UNIT 12	40,000 SQ FT	3,716 SQ M
TOTAL	3,395,000 SQ FT	315,399 SQ M

- Secure, fenced yard areas
- Dock levellers and level access doors
- Up to 65m yards

- 21MVA power secured
- Air conditioned office spaces
- High quality hard & soft landscaping
- Up to 29m to ridge
- FM2 50kN/m2 load flooring

Single unit of up to 1,504,000 sq ft.

Thoughtful design.

An environment where staff can feel valued, refreshed and connected.



Motion detecting LED lighting



Employee public transport



Rainwater harvesting



Target BREEAM Excellent



Target EPC A+



Roof 10% PV panels (100% PV ready)



EV vehicle charging stations



Sustainable landscaping



Outdoor staff wellness areas



10% roof lights installed



Cycle storage for each unit



Use of recycled site materials



Solar shading to prevent overheating



Noise pollution reduction measures



Carbon offset programs

STOFORD

9,400,000 sq ft of BREEAM Excellent developments to date

Our approach is based firmly on the grounds of delivering buildings of intrinsic low energy demands, and deliver them in the most efficient manner possible (UN Sustainable Goals).

An assessment of suitable low and zero carbon technologies will be carried out to determine the most appropriate options for your development. In addition, water conservation plays a vital role in achieving sustainable development.



Find your route.

90% of the UK population is reachable within a 4.5-hour drive time.



M1 J14	0.1 Miles	1 Min
Milton Keynes	4.5 Miles	10 Mins
Birmingham	68 Miles	70 Mins
London	52 Miles	90 Mins



Milton Keynes	5.1 Miles	12 Mins
London Euston	50.2 Miles	56 Mins
Birmingham New St	69.7 Miles	64 Mins
Liverpool Lime St	162 Miles	112 Mins



Luton	22.9 Miles	24 Mins
Heathrow	52.6 Miles	50 Mins
Birmingham	56.1 Miles	60 Mins
East Midlands	66 Miles	65 Mins



Tilbury	77 Miles	75 Mins
London Gateway	79.3 Miles	80 Mins
Felixstowe	114 Miles	120 Mins
Immingham	145 Miles	150 Mins

Strategically positioned at M1 Junction 14, MK East offers an unrivalled location at the heart of the UK's logistics network.

This prime position provides businesses with seamless multimodal access and connectivity across the UK and into Europe, including the Midlands and the high-value London and South East markets.

With 90% of the UK population reachable within a 4.5-hour drive time, the location offers outstanding national coverage and connectivity.



Full of opportunity.

Milton Keynes offers access to one of the UK’s strongest logistics labour markets.

Its established industrial base provides a skilled workforce with warehousing and transport experience, while excellent transport links widen the recruitment pool. A younger-than-average population and ongoing growth ensure a steady pipeline of talent for the future.



Development **ready.**

Infrastructure and power in place.

MK East is fully serviced and ready to build, with estate roads, drainage and utilities already in place. Outline planning consent has been secured, with 21 MVA secured power and site-wide infrastructure delivered. This means a faster route from agreement to occupation and reduced delivery risk for your operation.



Landscaping & Amenity

Parks, open spaces & landscaped areas.



Planning Consent

Outline planning consent secured.



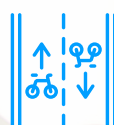
Strategic Highways

Roads, junctions & corridor upgrades.



New Bridges

Crossings over the M1 & River Ouzel.



Cycle & Pedestrian Paths

Further extensions & connectivity changes.



Highway Realignments

Improvements to the A509.



Utilities & Services

Power (21 MVA) & site-wide services in place.



Drainage Works Complete

Drainage infrastructure to support the development.

Building with **trust.**

Stoford and Berkeley Group bring together their combined strengths to deliver this exceptional industrial and logistics development.

Stoford's proven track record in delivering large-scale, high-specification schemes combines with Berkeley Group's commitment to quality, sustainability and placemaking.

Together, we offer occupiers the confidence of experienced delivery partners, deep market knowledge and the ability to tailor solutions for diverse operational needs. This partnership blends innovation, financial strength and long-term stewardship, creating industrial spaces that are not only efficient and future-ready but also designed to support thriving businesses and communities.



STOFORD

We enjoy close working relationships with local planning authorities, regional development agencies, landowners and joint venture partners.

So if you are looking for a company with a difference who cares about your business, your land, your development, then remember who we are. We are Stoford.

Berkeley

Designed for life

Our vision is to be a world-class business, trusted to transform the most challenging sites into exceptional places and to maximise our positive impact on society, the economy and the natural world.

Our team can offer the following services:



Space planning & storage audit



Integration of manufacturing systems



Case studies of modern work space design



Coordination of furniture installation



Integration of CAT A & CAT B works



Cost planning & programme advice



Interior design

As an additional service, Stoford can offer the following benefits:



Advice for best financial use of the building. Delivering a significant cost saving of circa 15%-20%



Time saving delivery programme of circa 8 - 10 weeks



Seamless warranties across whole building & fit out



Fit out range from £500,000 - £50 million



Indicative CGI

CBRE

Alex Schofield
alex.schofield@cbre.com
07971 067 984

Hannah Metcalfe
hannah.metcalfe@cbre.com
07500 990 467

Olivia Newport
olivia.newport2@cbre.com
07920 822 081