

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.  XPO Logistics
- 3.  ProFS
Smart Global Fulfillment
- 4.  XSCAPE
- 5.  centre:mk
- 6.  MK Central
- 7.  PARCEL FORCE
WORLDWIDE
- 8.  Mercedes-Benz
- 9.  JOHN LEWIS
& PARTNERS
- 10.  icp
LOGISTICS



Luton
The South

M1 J14

Northampton
The North

A509

Newport Road

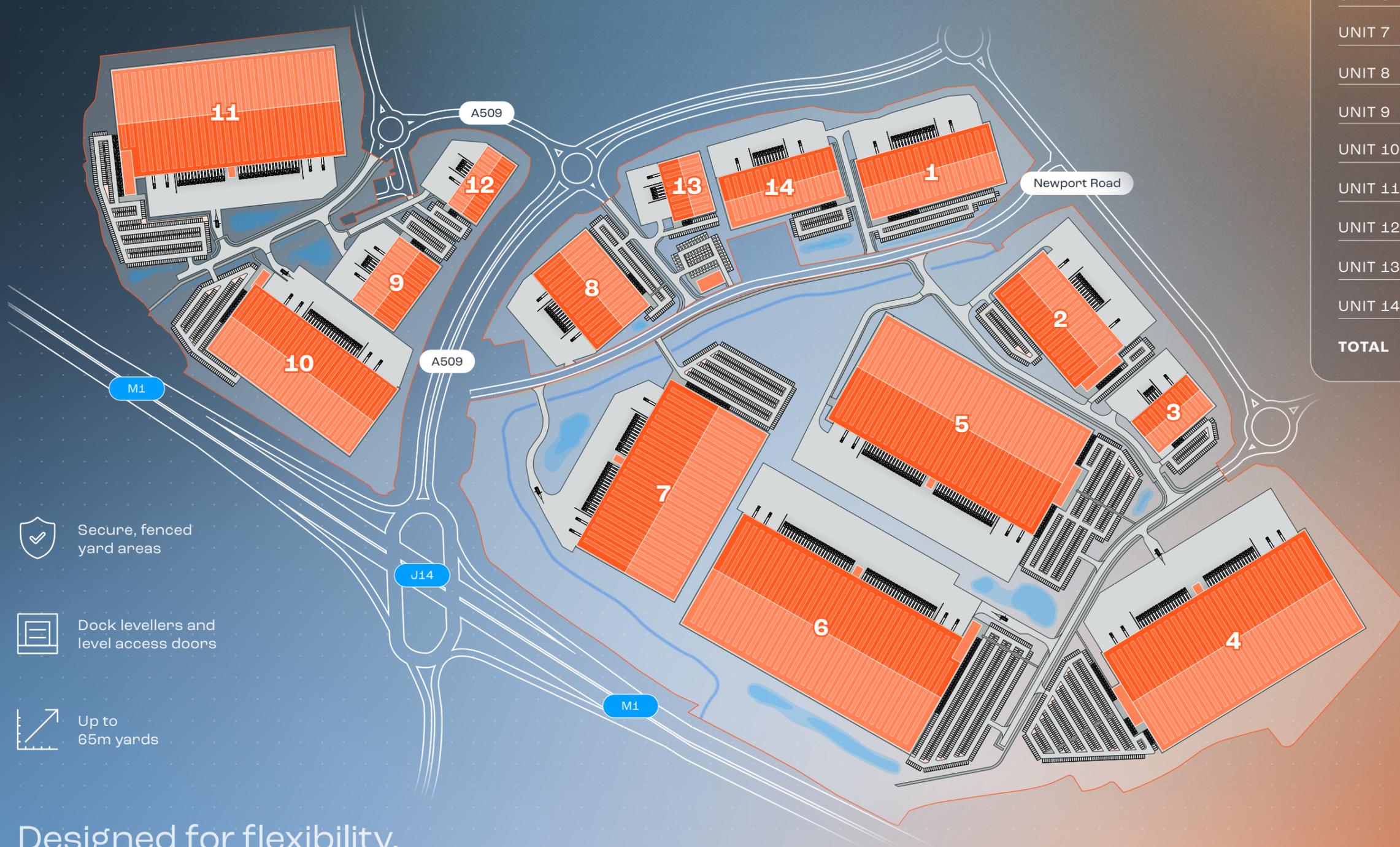


Space for everyone.

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

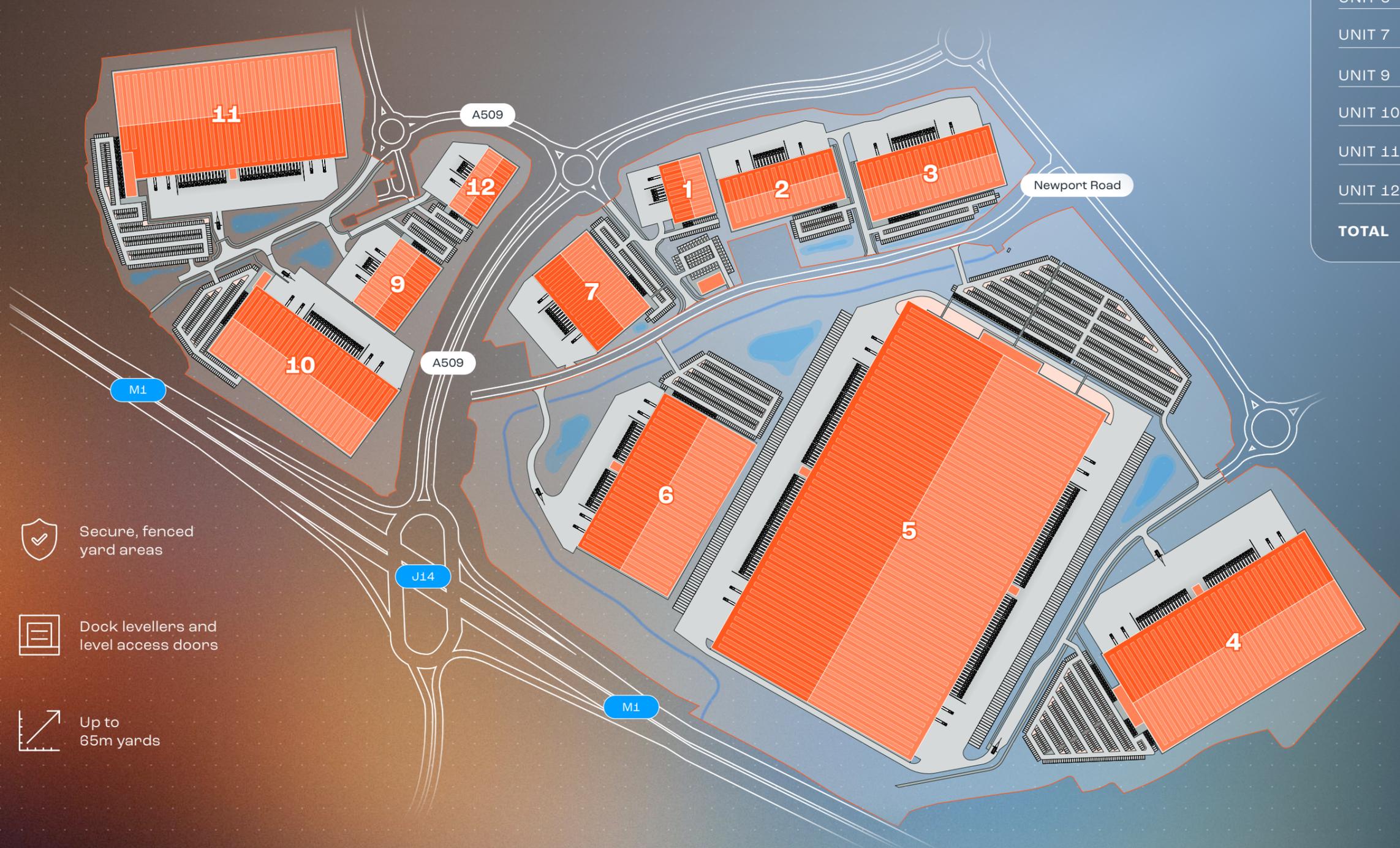
Designed for flexibility.
Every scale, sector, & scope.

Built to suit.

Indicative masterplan - Option B



ALL MEASUREMENTS IN GIA



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

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.



STOFORD

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

Find your route.

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



M1 J14	0.1 Miles	1 Min	Luton	22.9 Miles	24 Mins
Milton Keynes	4.5 Miles	10 Mins	Heathrow	52.6 Miles	50 Mins
Birmingham	68 Miles	70 Mins	Birmingham	56.1 Miles	60 Mins
London	52 Miles	90 Mins	East Midlands	66 Miles	65 Mins



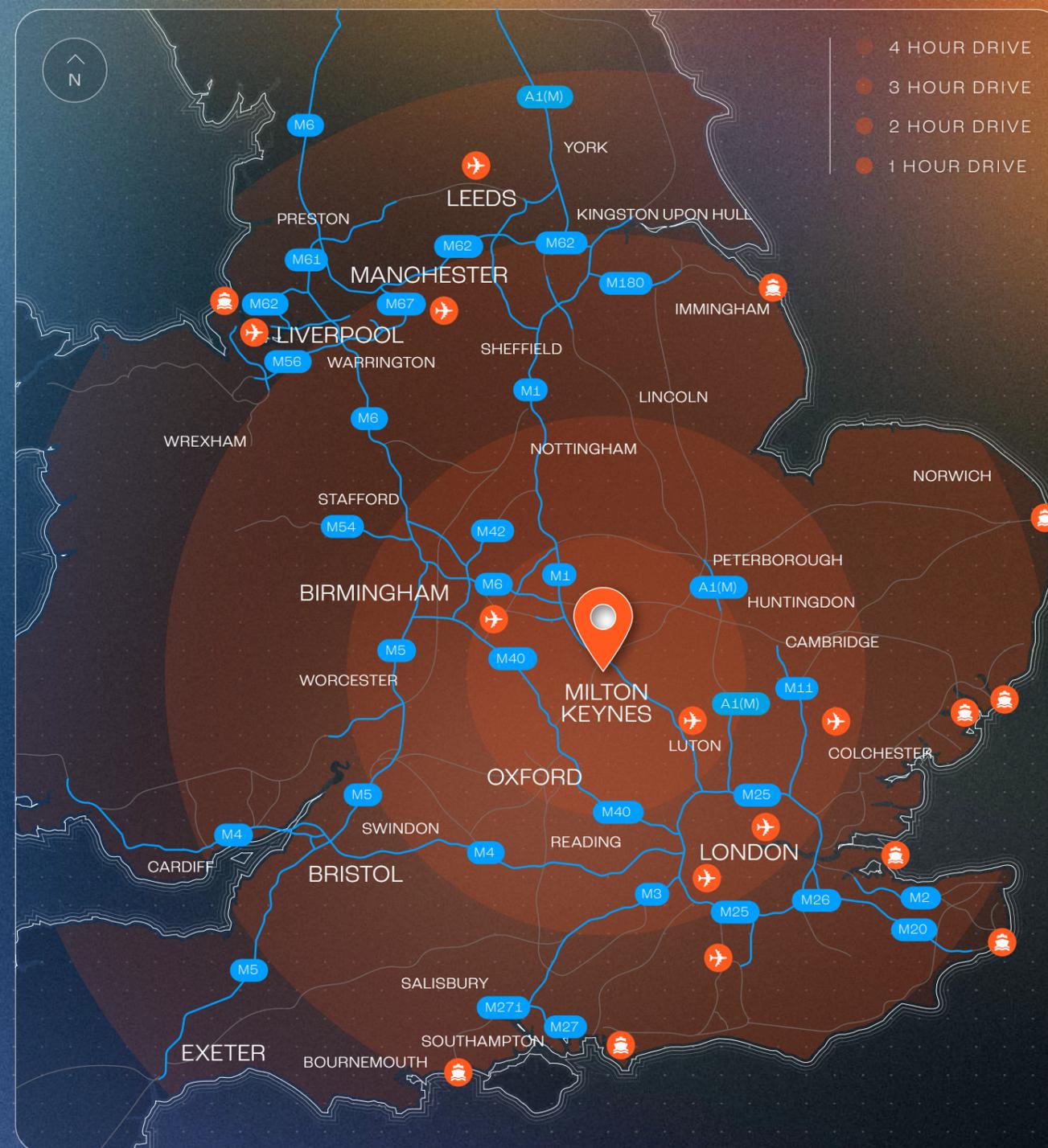
Milton Keynes	5.1 Miles	12 Mins	Tilbury	77 Miles	75 Mins
London Euston	50.2 Miles	56 Mins	London Gateway	79.3 Miles	80 Mins
Birmingham New St	69.7 Miles	64 Mins	Felixstowe	114 Miles	120 Mins
Liverpool Lime St	162 Miles	112 Mins	Immingham	145 Miles	150 Mins



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.



64.9%

Economic activity is above UK average of 58.6%.



287,060

Immediate population within Milton Keynes.



20,665

Local people work in transport, storage & manufacturing.



5,900

People are unemployed (3.9%), in line with the national average.



150,800

82.4% of the population are economically active, above the national average of 78.5%.



£788.80

Is the average weekly wage, above the national average of £729.60.



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.



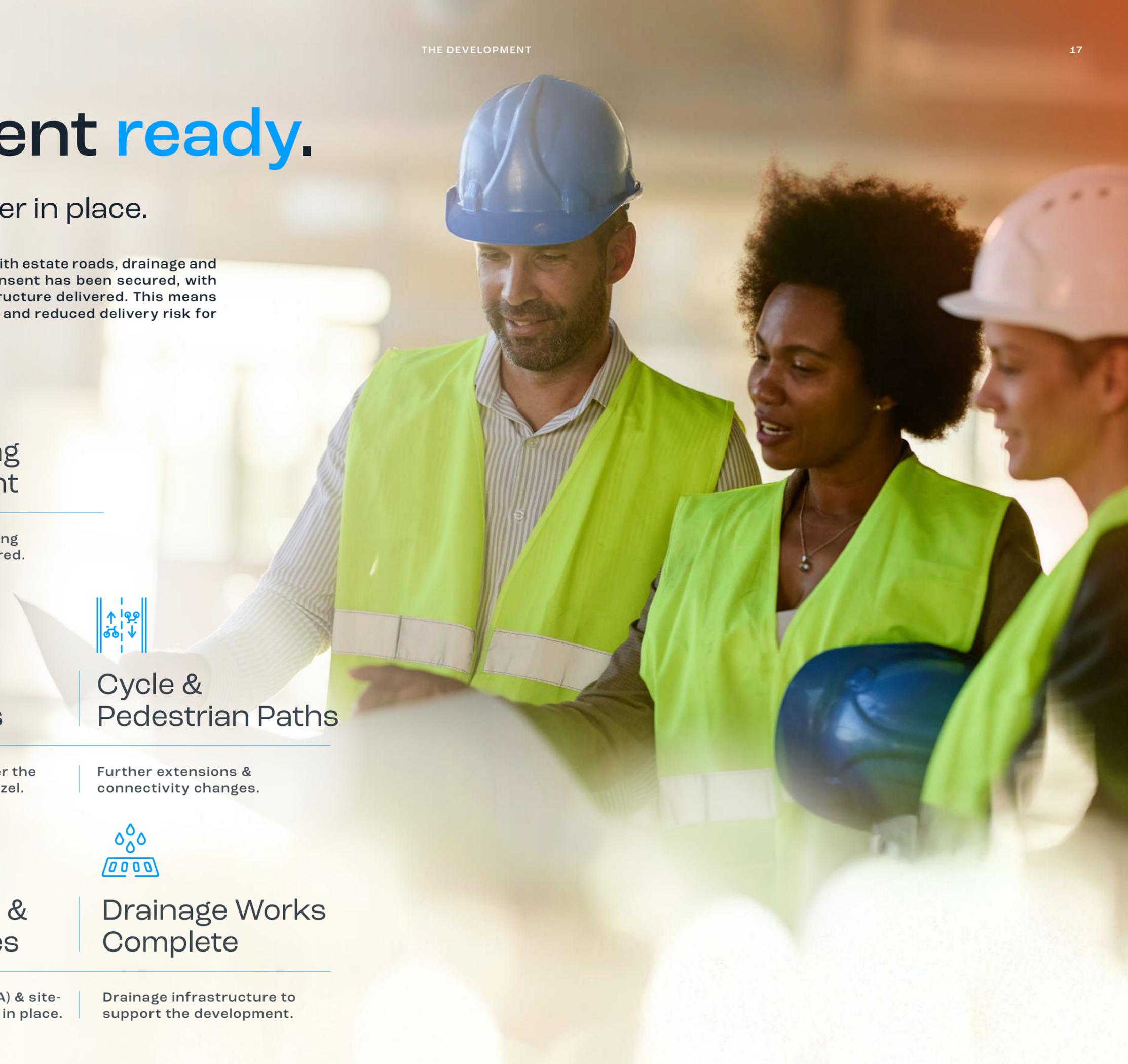
Utilities & Services

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