

LASBOROUGH ROAD, KINGSTON
MILTON KEYNES
MK10 0AB



BESPOKE WAREHOUSE / INDUSTRIAL
FACILITY UP TO 60,000 SQ FT

READY TO START ON SITE Q1 2025
TO LET / FOR SALE

KINGSTON-MK.CO.UK

The property will comprise a bespoke production / logistics facility of up to 60,000 sq ft, targeting BREEAM Very Good and EPC A, on a self contained site of 3.2 acres.

Access to the site is via the Lasborough Road roundabout, just off the A421 / Standing Way leading directly from J13 M1.

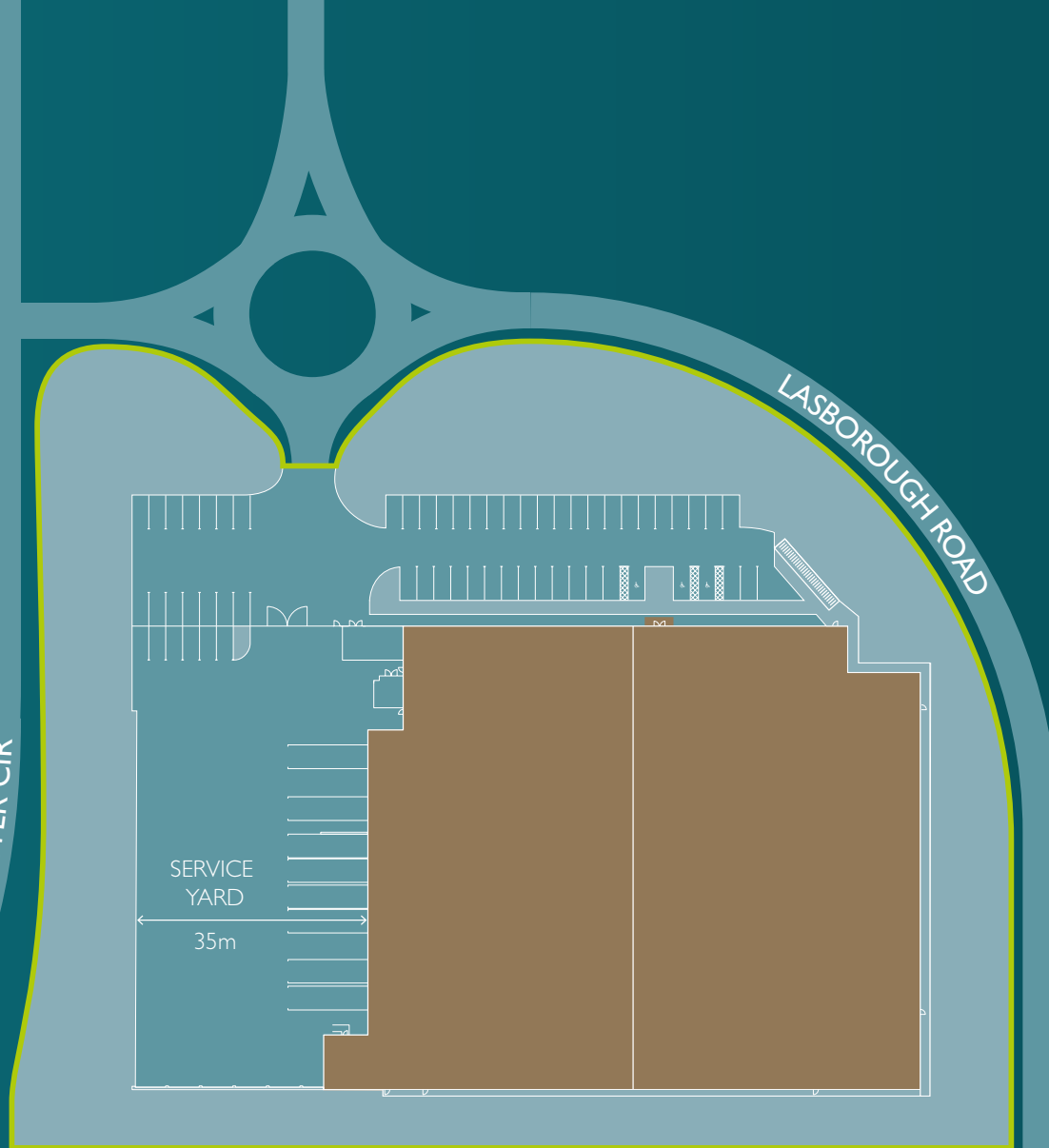
There is an opportunity to tailor design with early engagement.

BESPOKE WAREHOUSE / INDUSTRIAL FACILITY



MI J14
6 MINUTE DRIVE

A421
WINCHESTER CIR



BESPOKE DESIGN
AVAILABLE



THREE MILES
FROM J14 M1



FOUR MILES
FROM J13 M1



DIRECT ACCESS
TO THE A421



300 kVA
OF POWER



DETACHED, SELF
CONTAINED UNIT
WITH SECURED YARD



SEPARATE
LOADING AND
PARKING AREAS



8M CLEAR
HEIGHT



6 DOCK &
2 LEVEL ACCESS
LOADING DOORS

A421

MI J13
9 MINUTE DRIVE



OPPORTUNITY
TO INFLUENCE
THE DESIGN



ALTERNATIVE USES
CONSIDERED



PREMIER LOGISTICS / INDUSTRIAL LOCATION

GXO

WAITROSE
& PARTNERS
DISTRIBUTION
CENTRE

KINGSTON
CENTRE

ALDI
PURE GYM
HOMESSENSE
HOME BARGAINS
CLARKS
CLAIRE'S
COSTA
SUBWAY
STARBUCKS
McDONALDS
GREGGS

TESCO

Costco
WHOLESALE

J14

culina

GXO

MI

ALPIA

SCHÜCO

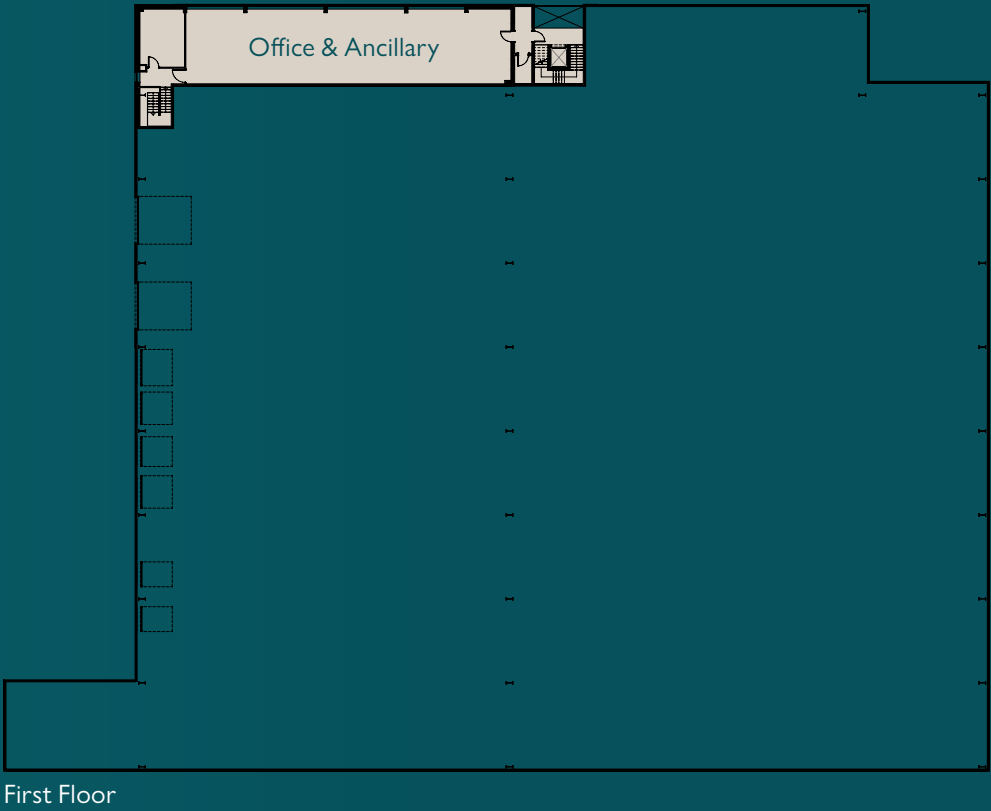
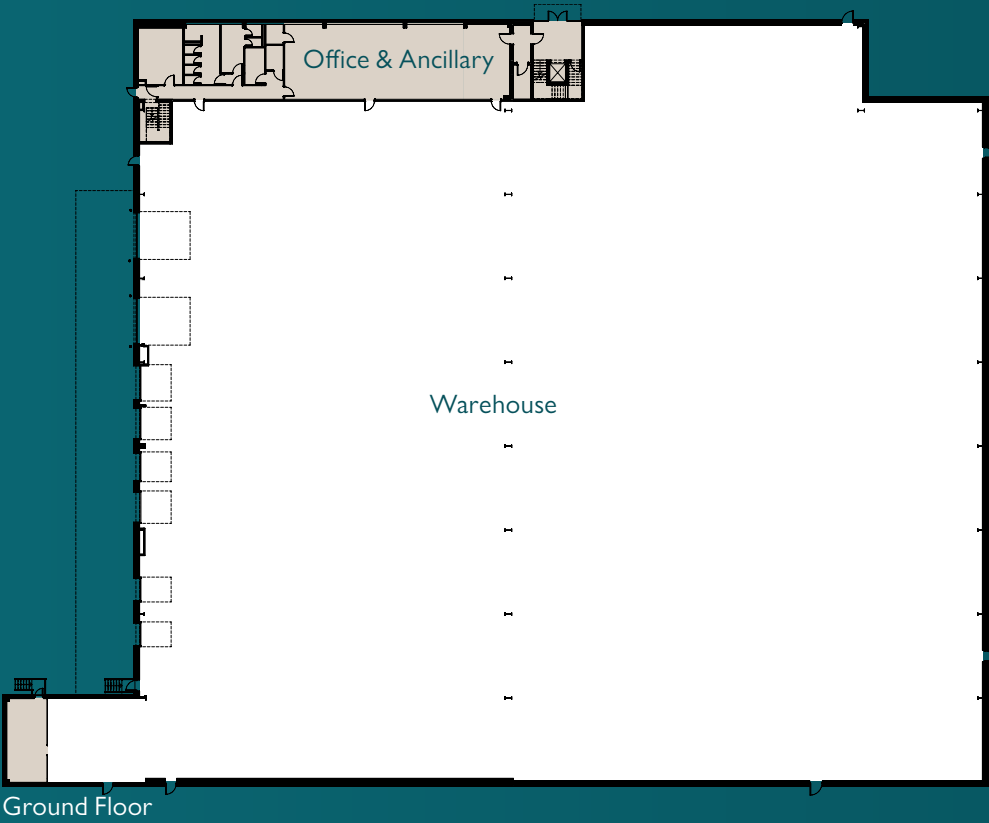
A4146

A421



BUILD TO SUIT OPPORTUNITY

Gross Internal Floor Area	sq ft
Warehouse	51,904
Offices	5,947
Total GIA	57,851



ESG CREDENTIALS



TARGET EPC A
RATING



TARGET BREEAM
VERY GOOD



TARGET 10%
BIODIVERSITY
NET GAIN



>10% OF PARKING
BAYS TO BE EV
CHARGING POINTS



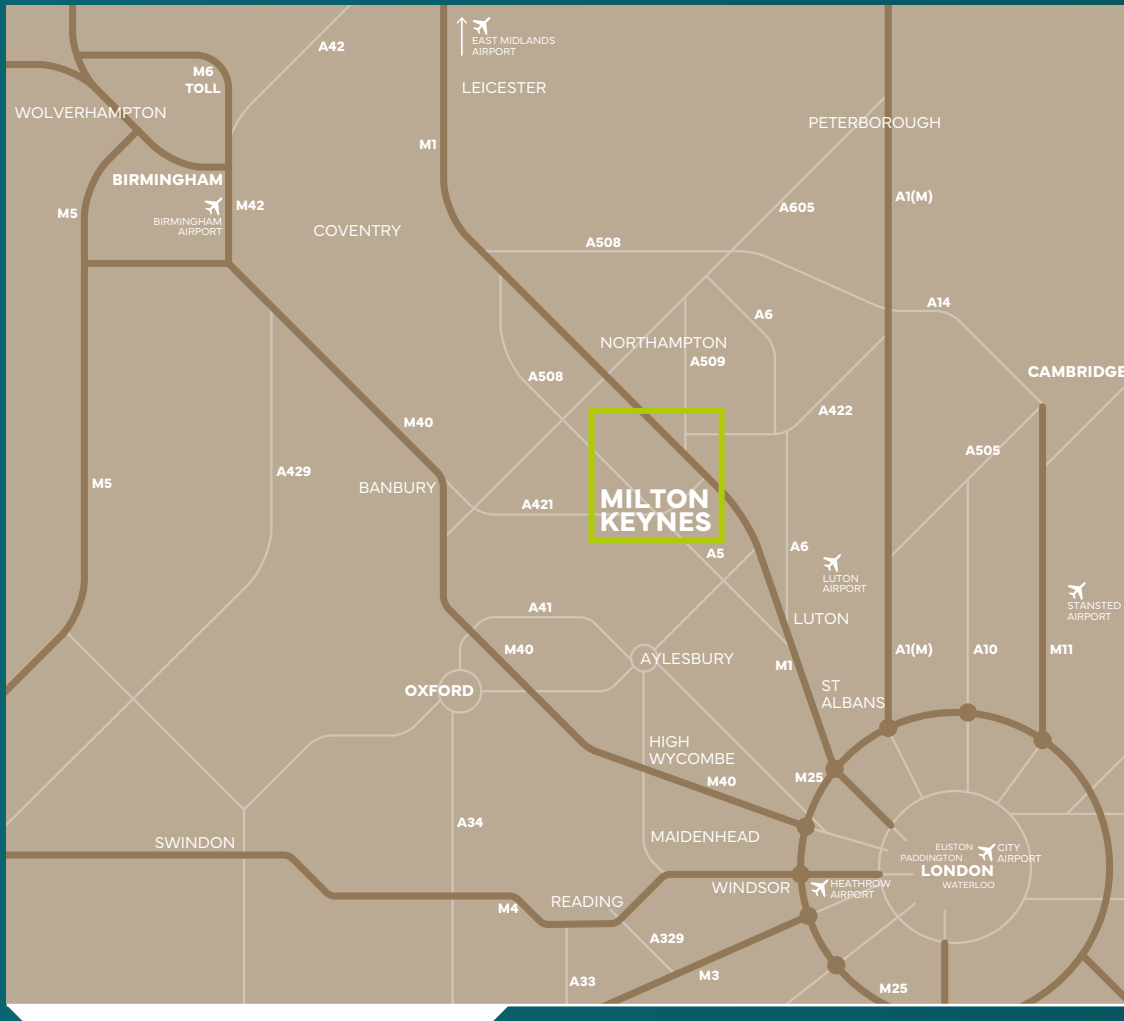
SOLAR PV
AND
LED LIGHTING



The property benefits from 8m clear heights internally, with a secured service yard and separate car parking.

The property includes cycle parking, EV charging points, roof mounted solar PV and opportunities for high quality staff amenity space to meet the latest standards.

**UP TO 60,000SQ FT OF
WAREHOUSE SPACE**



PRIME INDUSTRIAL AND DISTRIBUTION LOCATION

**5
MILES**

MILTON KEYNES
TOWN CENTRE

**44
MILES**

OXFORD

**50
MILES**

LONDON

**70
MILES**

BIRMINGHAM

10%

OF UK
POPULATION
WITHIN 1 HOUR
DRIVE OF
MILTON KEYNES

89%

OF UK
POPULATION
WITHIN 4.5 HOUR
DRIVE OF
MILTON KEYNES



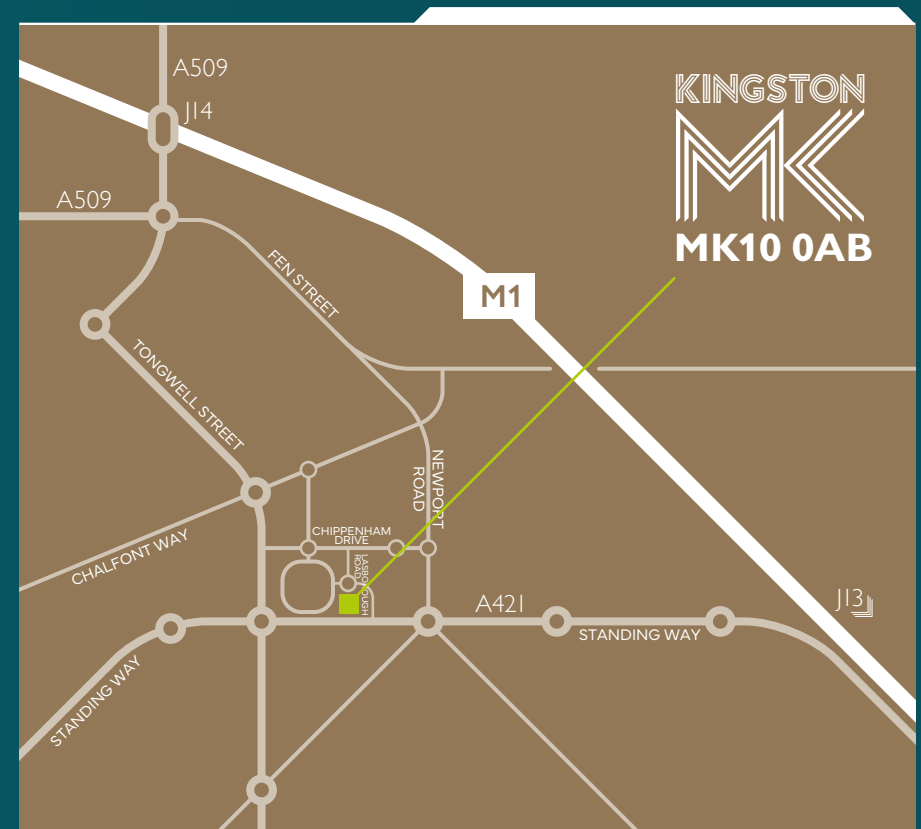
MILTON KEYNES
IDENTIFIED AS
ONE OF THE
UK'S FIVE FAST
GROWTH CITIES



LOCATED
CENTRALLY
BETWEEN
CAMBRIDGE
& OXFORD
AND ON THE
LONDON EUSTON
- BIRMINGHAM
CORRIDOR



KINGSTON
BUSINESS PARK
IS THE PREMIER
BUSINESS PARK IN
MILTON KEYNES



///MAKER.PROPER.TOOTH

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Planning Application

www.milton-keynes.gov.uk/planning-and-building

Planning Application Reference; 23/01503/FUL

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www.angleproperty.co.uk



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