



# **TECTONIC620**

MILTON KEYNES MK1 1PH

**TO LET** CROSS DOCKED FULLY  
AUTOMATED FULFILMENT CENTRE

**617,393 SQ FT** (57,357 SQ M)

FULLY FITTED MEZZANINES TO PROVIDE  
**IN EXCESS OF 1 MILLION SQ FT**

**ENTER**

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**FURTHER INFORMATION**

- 60 acre site
- Eaves height 13.75m
- Recently installed automated goods handling system capable of processing 250,000 items per day
- Partly racked - 19,800 pallet capacity
- Heating, lighting and sprinklers already installed
- 80 loading docks/doors

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### LOCATION

Milton Keynes is the centre point between London and Birmingham, Oxford and Cambridge on the M1 motorway, well accessed from either J13 or 14. Its location makes it ideal for moving goods across the UK and Europe. Approximately 85% of the UK population can be reached in a 4.5 hour drive.

Tectonic 620 is accessed directly from the Fenny Lock roundabout off Bletcham Way (H10) adjoining the well established employment areas of Denbigh and Mount Farm. It is prominently situated adjacent to the A5 at the Bletcham intersection of the A5 and H10 (Bletcham Way). The H10 (Bletcham Way) connects with the A421 at the Kingston roundabout which provides access to the M1 motorway at J13 (7 miles) and also J14 (5 miles). Milton Keynes Central Station is within 4 miles of Tectonic 620 and provides fast and frequent services to London Euston.

### ROAD

Location	Distance (Miles)
M1 (J14)	5
M1 (J13)	7
M25 (J21)	27
DIRFT	35
M6/M1/A14 Intersection	38
Central London	48
London Gateway Port	75
Southampton Port	110
Felixstowe Port	114
Tilbury Port	150

Distances shown are shortest drive distances.  
Source: Google maps

### RAIL

Location	Time (Mins)
London Euston	34
Birmingham New Street	45
Manchester Piccadilly	108

Fastest rail journey times from Milton Keynes:

### AIR

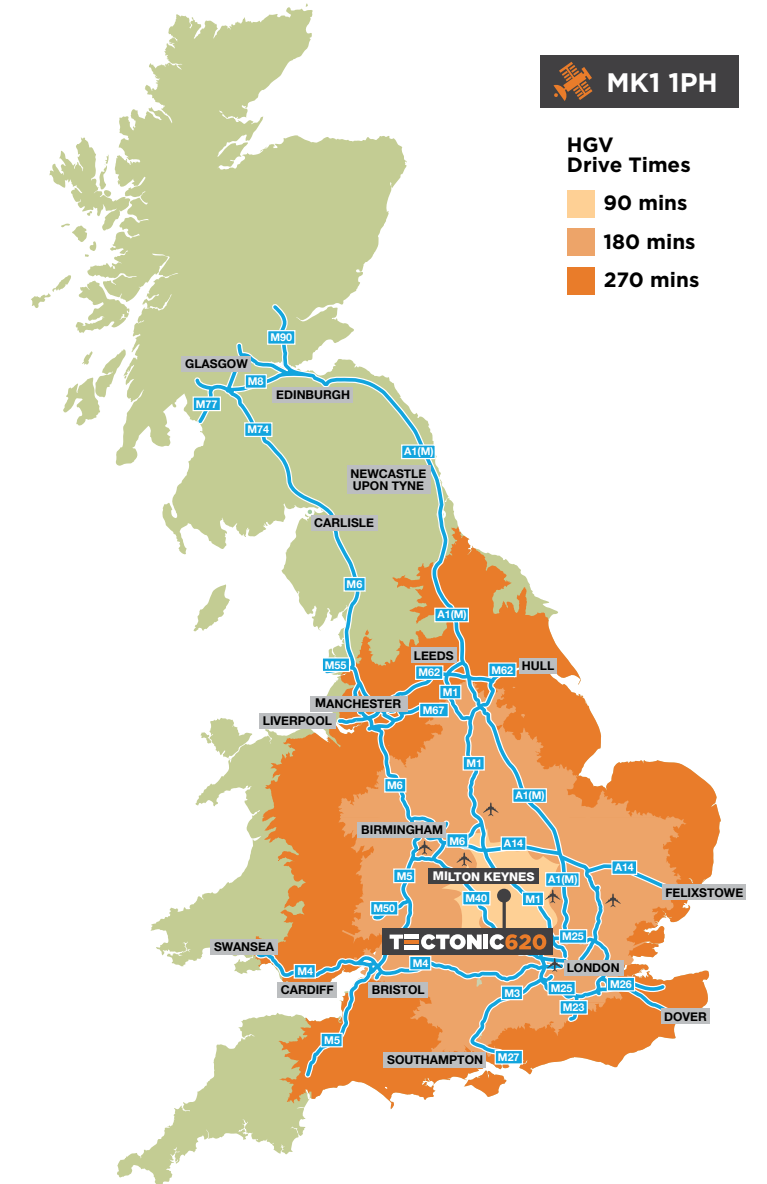
Location	Distance (Mins)
London Luton Airport	35
Coventry Airport	56
Lodon Heathrow Airport	67
East Midlands Airport	71
Birmingham International Airport	75
Stanstead Airport	45 (Rail)
	78

### LOCAL OCCUPIERS

John Lewis  
Waitrose

Mercedes-Benz  
RIVER ISLAND

KUEHNE+NAGEL



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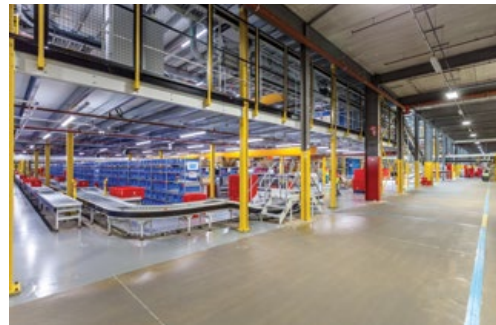
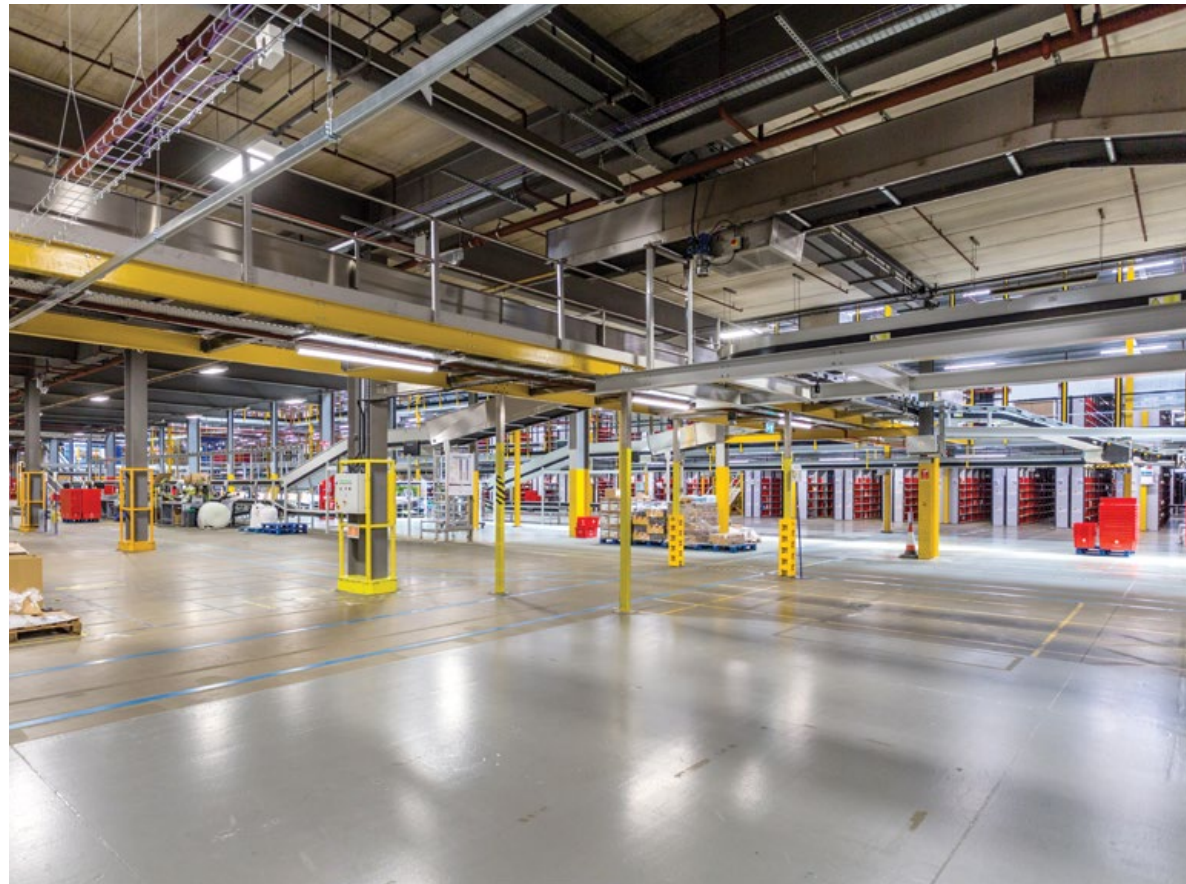
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## ACCOMMODATION

Description	Sq m	Sq ft
Warehouse GF	47,504	511,333
Mezzanine	4,342	46,737
Goods in Office GF	421	4,532
Goods in Office 1st	421	4,532
Main Office GF	1,522	16,383
Main Office 1st	1,522	16,383
Goods out Office GF	327	3,520
VMU GF	1,138	12,249
VMU 1st	92	990
Gatehouse	57	619
Gatehouse	11	115
<b>Sub Total</b>	<b>57,357</b>	<b>617,393</b>
Pick Tower 1	18,169	195,569
Pick Tower 2	18,169	195,569
Pick Tower 3	14,582	156,959
Sprinkler Pump House	157	1,690
<b>Grand Total</b>	<b>108,434</b>	<b>1,167,181</b>

Measurements taken from CAD plans, subject to final confirmation.

## WAREHOUSE

- The key features include:
- 13.75m eaves height
  - 80 loading docks/doors
  - Partly racked - 19,800 pallet capacity
  - Lighting, heating and sprinklers installed
  - Fully fitted 5 bay VMU facility
  - 7 double height dock doors

## EXTERNAL

- The key features include:
- 60 acre site
  - Full circulation
  - 300+ HGV parking spaces
  - 585 car parking spaces
  - Gatehouse controlled security
  - Secure fenced site
  - Full 360 degree circulation
  - VMU

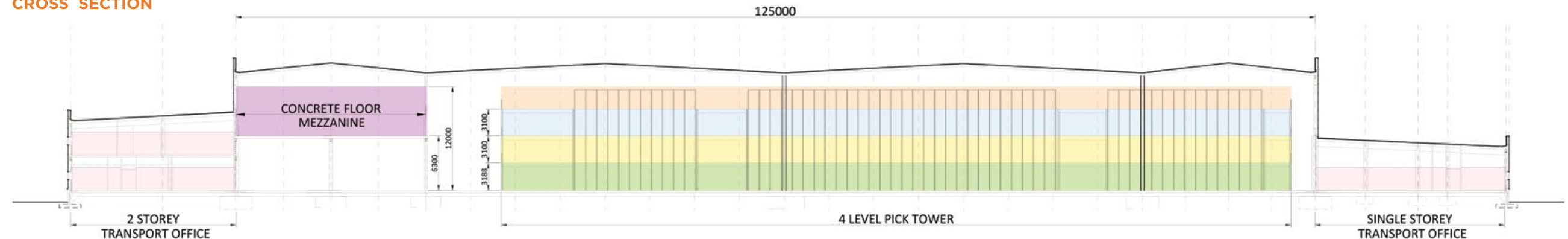
## OFFICES

- The key features include:
- Comfort cooling to offices
  - Fully heated and lit
  - Full canteen area

## FIT OUT

- Recently installed automated goods handling system capable of processing 250,000 items per day
- Pick tower over 4 floors provides 400,000 pickable locations serviced by high throughput conveyerised transportation system. Third floor currently fitted out with rail system and shelving for apparel but can easily be converted for alternative use
- 140 pack benches configured for single or multi order packing
- Flammable goods storage and picking capability

## CROSS SECTION



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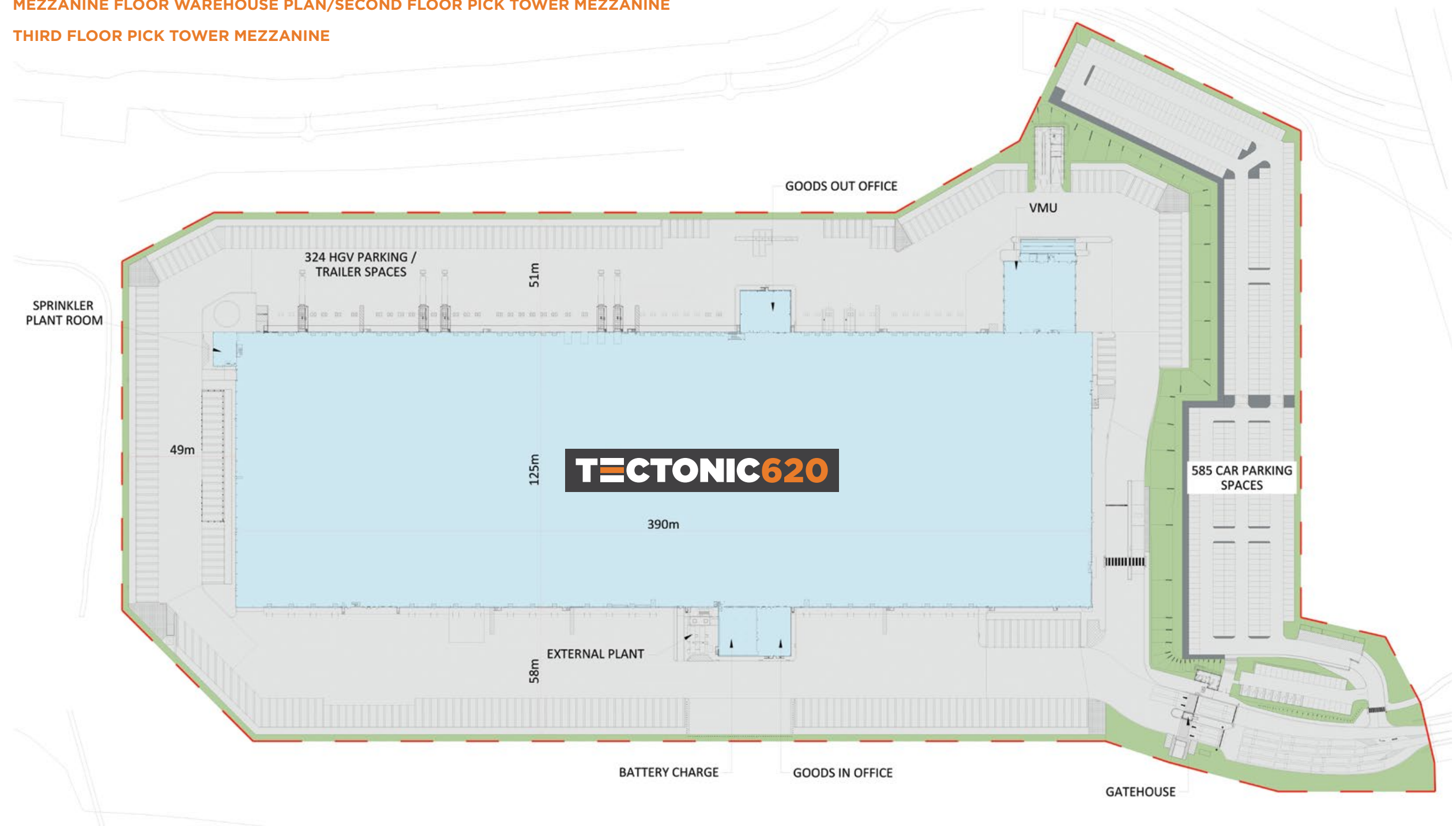
## MASTERPLAN

[GROUND FLOOR WAREHOUSE PLAN](#)

[FIRST FLOOR PICK TOWER MEZZANINE](#)

[MEZZANINE FLOOR WAREHOUSE PLAN/SECOND FLOOR PICK TOWER MEZZANINE](#)

[THIRD FLOOR PICK TOWER MEZZANINE](#)



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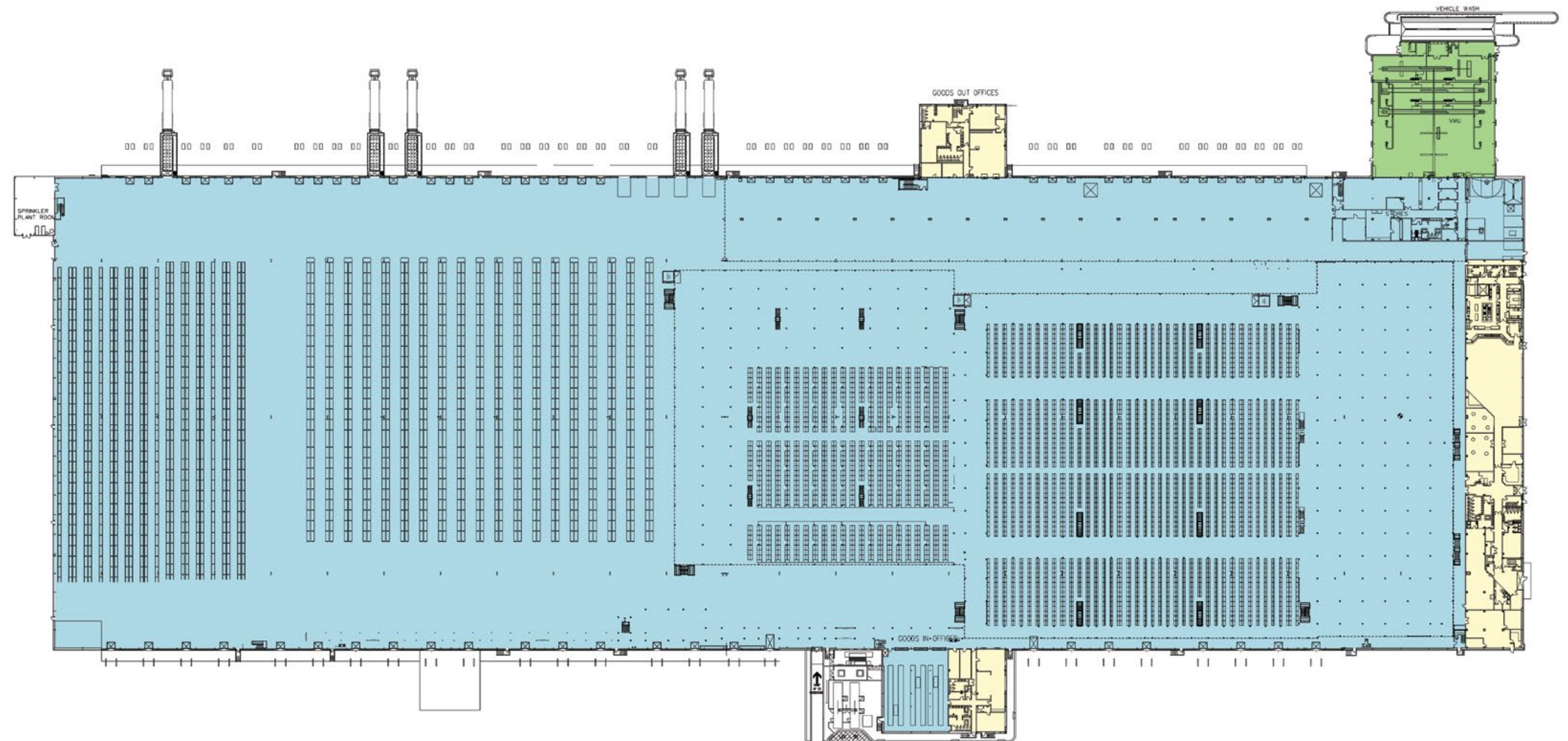
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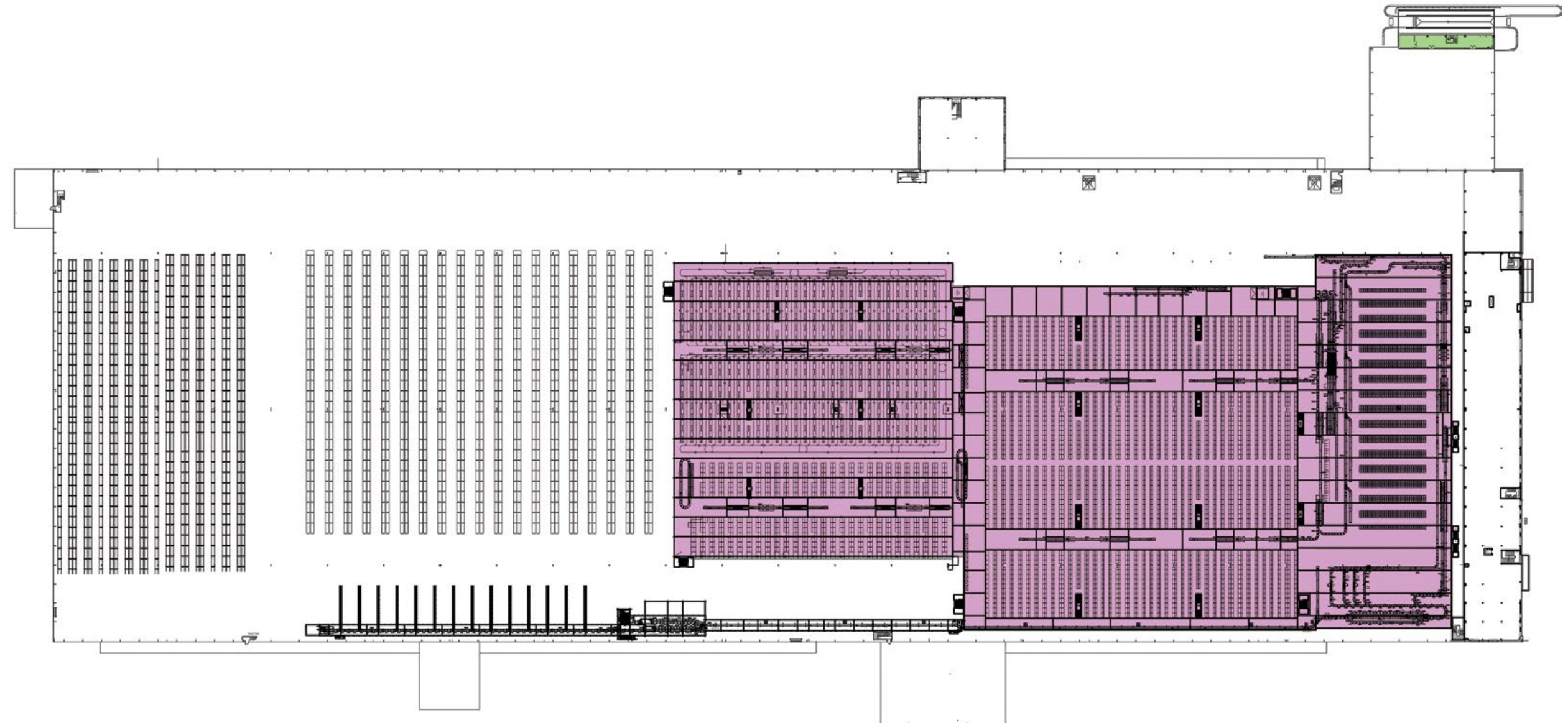
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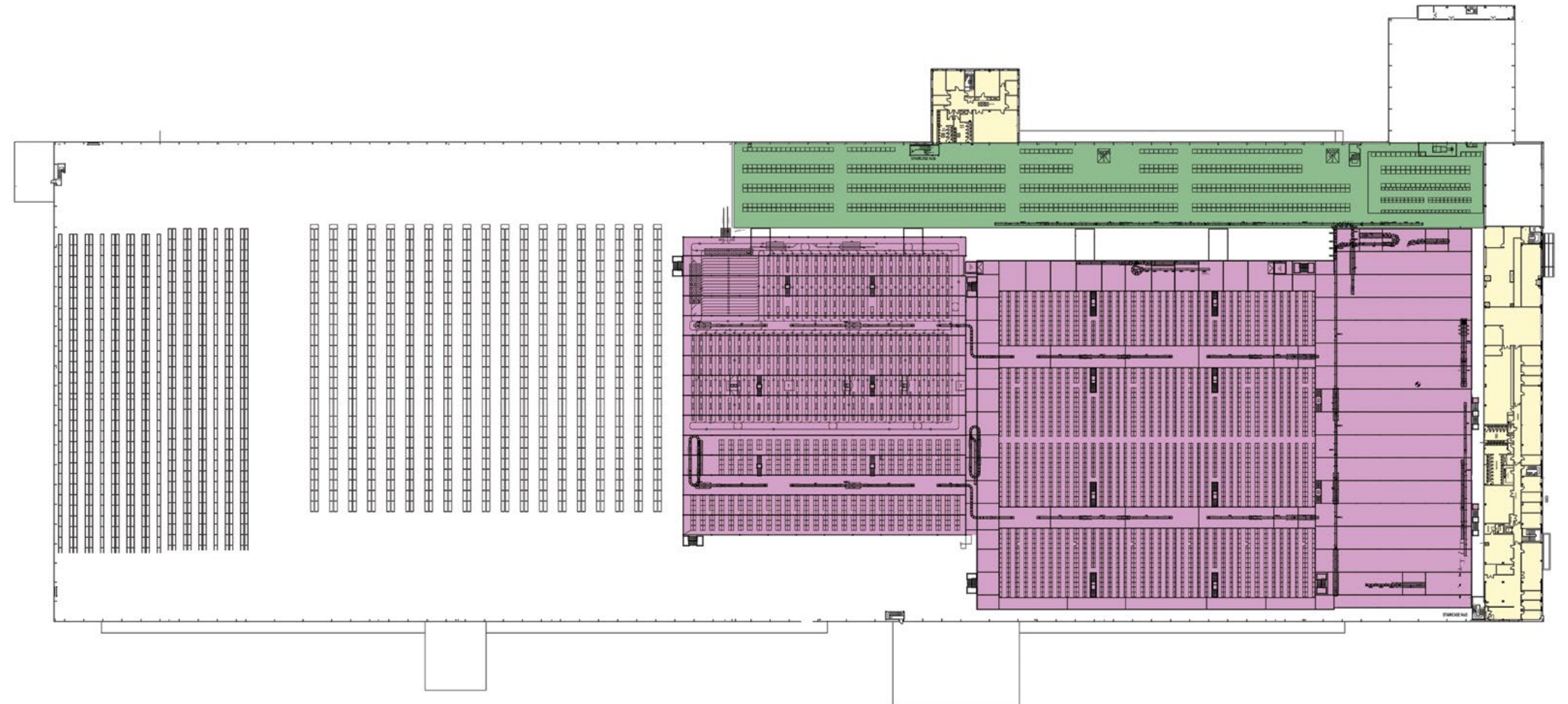
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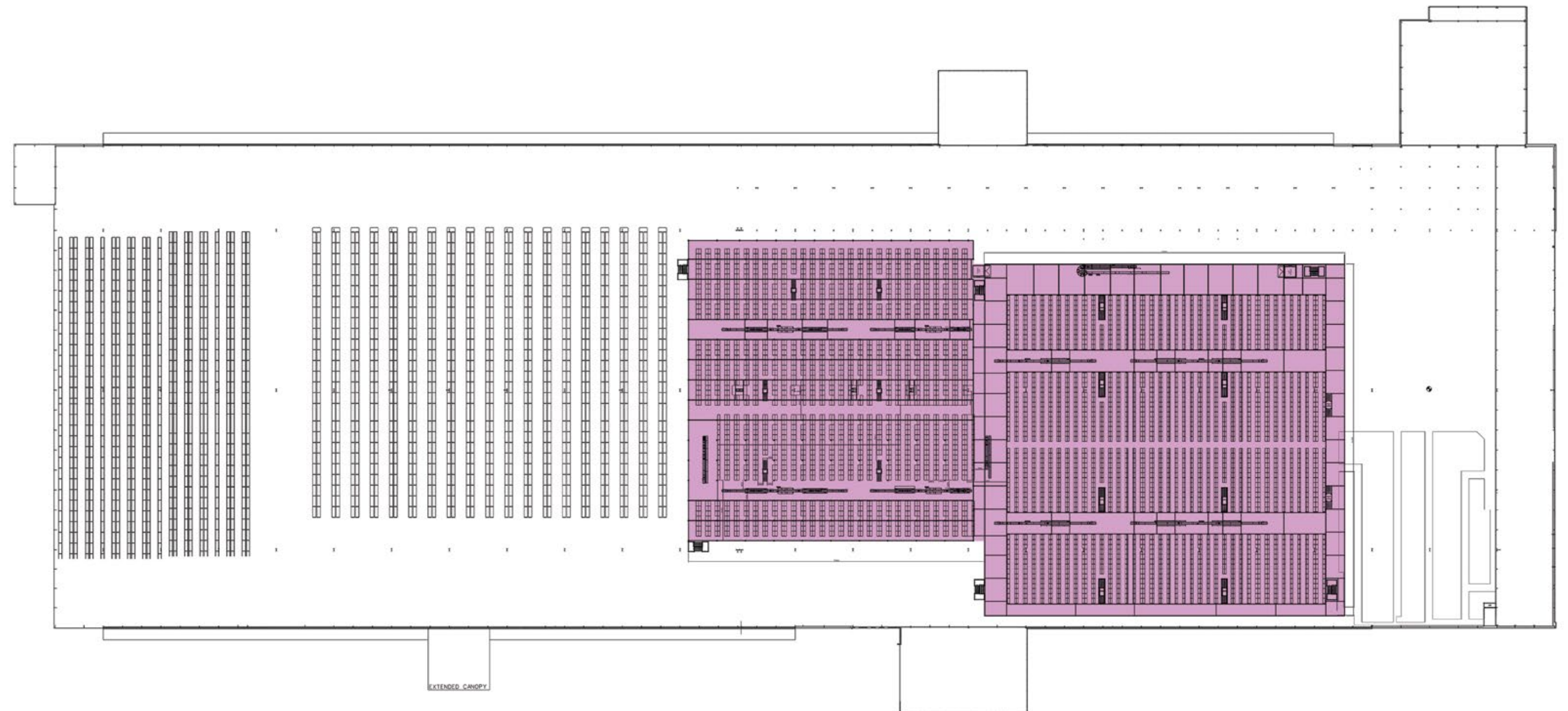
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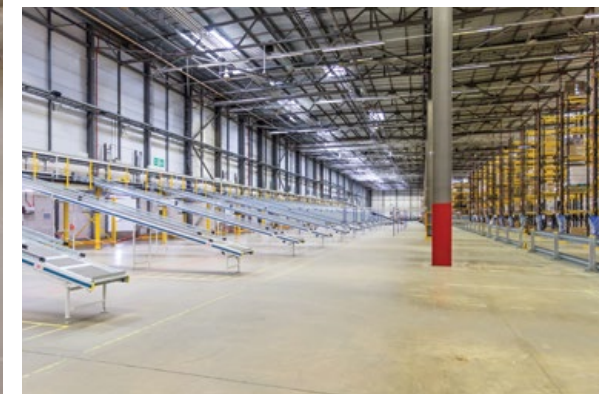
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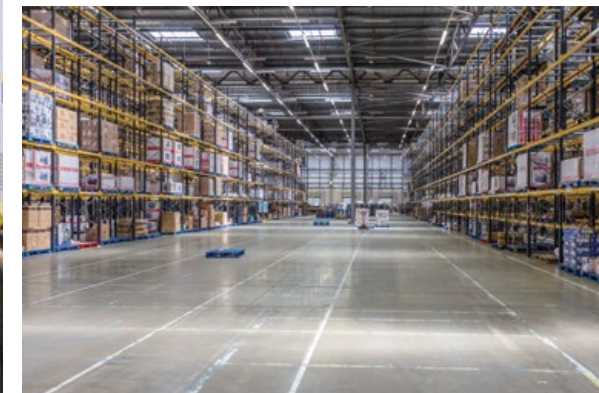
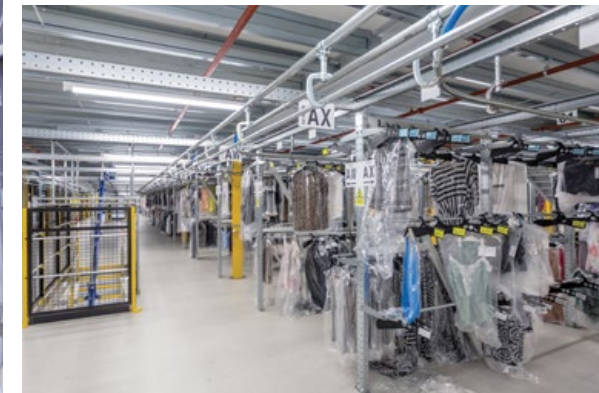
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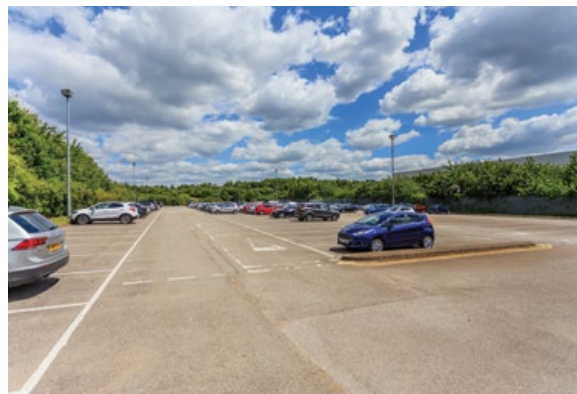
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## TERMS

The property is held on a lease expiring March 2032.

The property is available by way of a sub-lease on terms to be agreed.

Rent on application.

## RATES

We understand from the VOA that the property has the following assessment: **Current Rateable Value: £3,540,000**  
Interested parties are advised to make their own investigations.

## EPC

The building has a Energy Performance Rating of B(47).

## LEGAL COSTS

Each party to pay their own legal costs arising out of the transaction.



## Michael Alderton

**T:** +44(0)20 7087 5430

**E:** michael.alderton@eu.jll.com

## Tom Shaw

**T:** +44 (0)20 7087 5105

**E:** tom.shaw@eu.jll.com

## Ed Cole

**T:** +44(0)20 7399 5387

**E:** ed.cole@eu.jll.com

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