



WOLVERTON  
**109**



A DEVELOPMENT BY

**Oryx**  
Real  
Estate  
Partners

**PEMBURY**  
REAL ESTATE



AVAILABLE FREEHOLD OR LEASEHOLD

NEW LOGISTICS WAREHOUSE **109,633 SQ FT** (10,185 SQ M)



VISIT WEBSITE



EXCELLENT

AVAILABLE NOW

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23 OLD WOLVERTON ROAD **MILTON KEYNES** MK12 5NL



# NEW INDUSTRIAL WAREHOUSE

## 109,633 SQ FT (10,185 SQ M)





## LOCATION FOR BUSINESS

Wolverton 109 is located in the heart of the UK making it an ideal location to service your logistics network requirements and providing easy access to key UK consumer markets within a 4.50-hour travel time.

## DEMOGRAPHICS

Milton Keynes benefits from a significant population catchment and access to a highly skilled work force within just 45-minutes.



POPULATION  
**1.950M**



**4½**  
HOUR DRIVE

**58 MILLION** PEOPLE  
**89% GB POPULATION**



**3**  
HOUR DRIVE

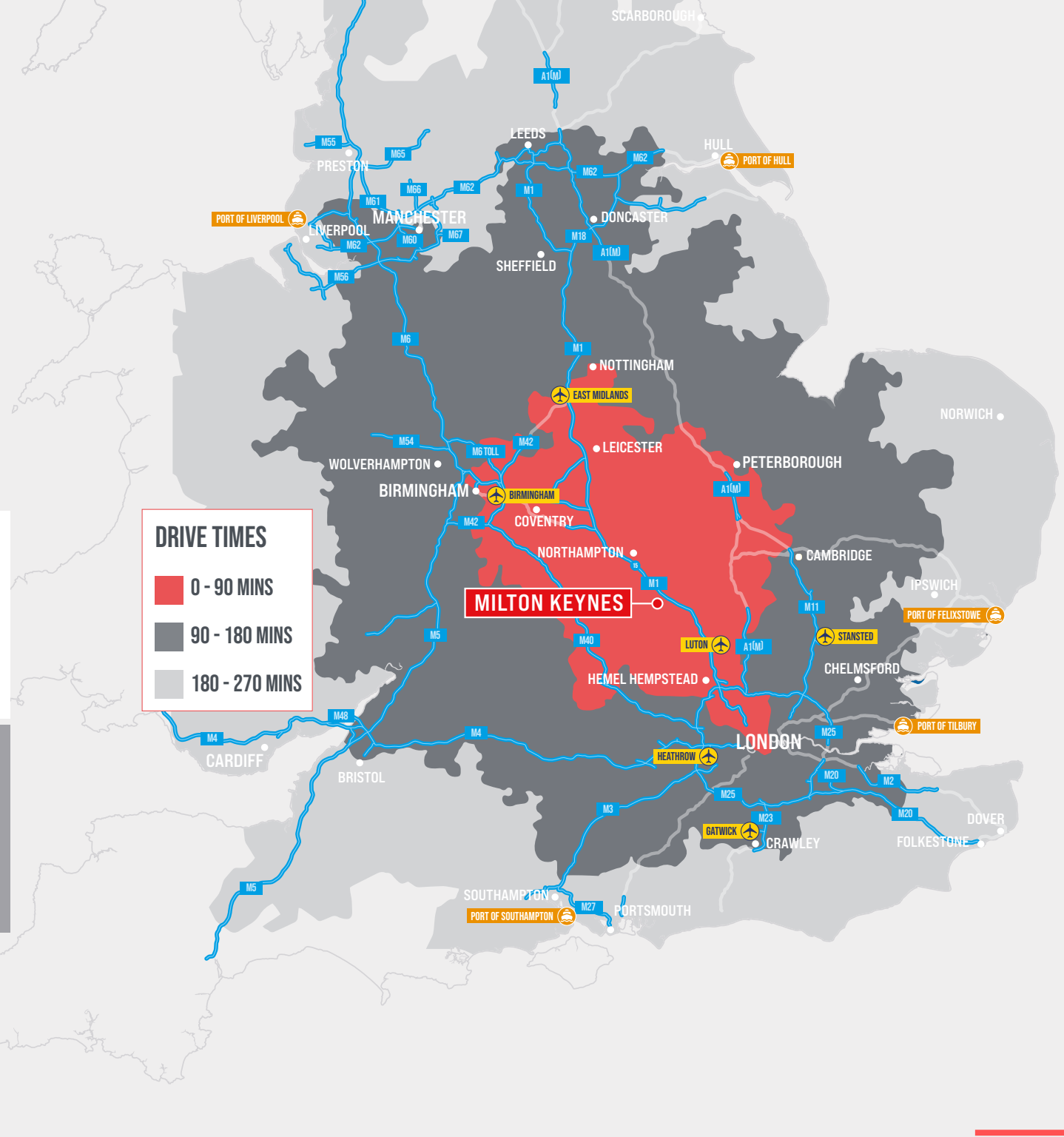
**44 MILLION** PEOPLE

SURROUNDING  
WORKFORCE  
**1.230M**



### DRIVE TIMES

- 0 - 90 MINS
- 90 - 180 MINS
- 180 - 270 MINS





# STAFF AND VISITORS

Wolverton 109 is also ideally located to provide easy access for staff and visitors. Wolverton Train Station is located less than 1-mile to the east, providing great public transport links and direct trains to London. Milton Keynes Central train station is just 10-minutes journey south.



Drive Times (By Car)	Distance Miles	Travel Time
M1 (J14)	7 miles	15 mins
M25 (J21)	37 miles	45 mins
Birmingham	66 miles	1hrs 20 mins
London	58 miles	1hrs 50 mins
Manchester	154 miles	2hrs 50 mins



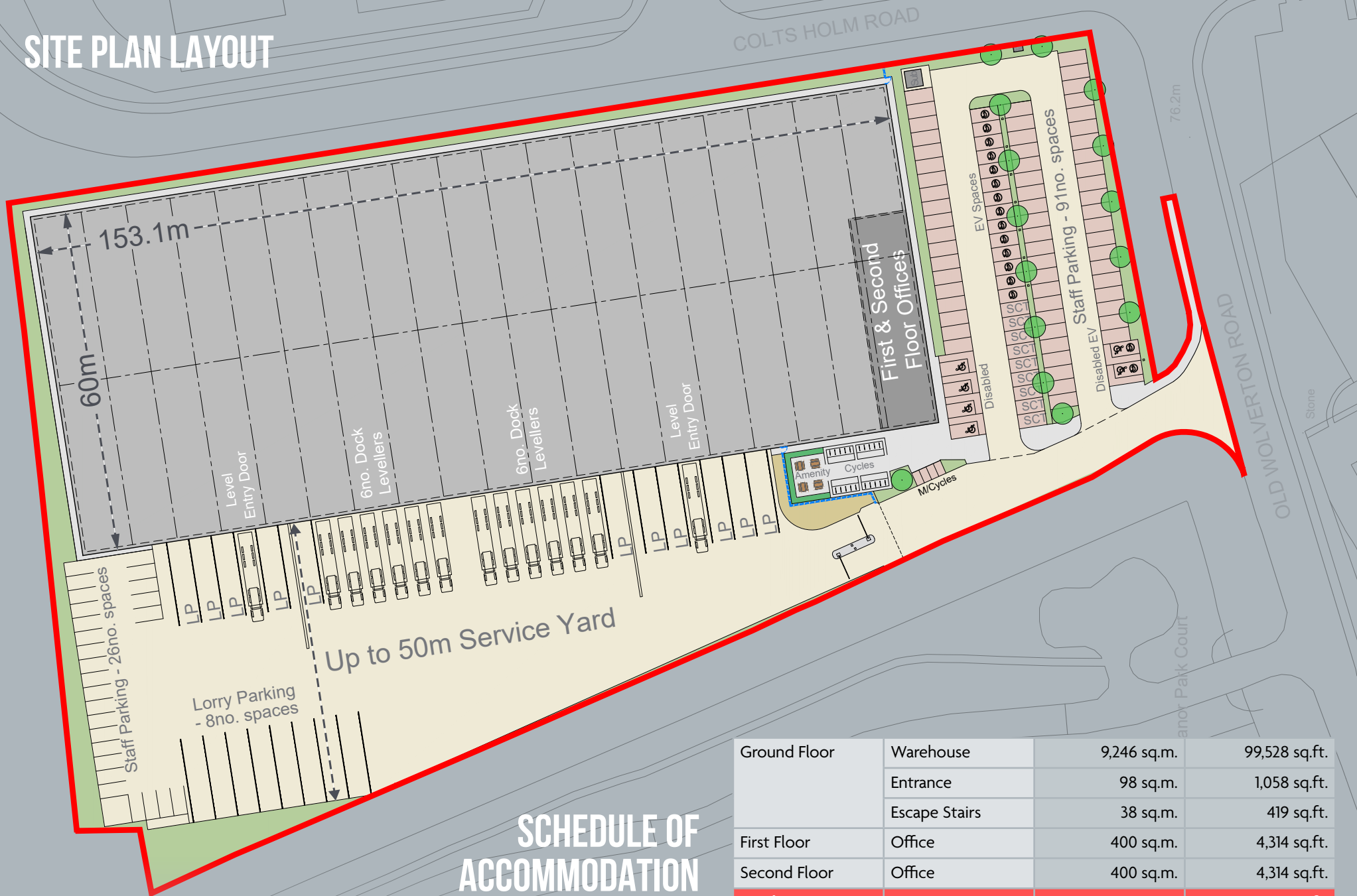
Train Times (from Milton Keynes Central)	Travel Time
London Euston	34 mins
Birmingham	54 mins
Manchester	1hrs 37 mins

Source: National Rail.





# SITE PLAN LAYOUT



## SCHEDULE OF ACCOMMODATION

\*GROSS EXTERNAL AREAS

Ground Floor	Warehouse	9,246 sq.m.	99,528 sq.ft.
	Entrance	98 sq.m.	1,058 sq.ft.
	Escape Stairs	38 sq.m.	419 sq.ft.
First Floor	Office	400 sq.m.	4,314 sq.ft.
Second Floor	Office	400 sq.m.	4,314 sq.ft.
Total		10,185 sq.m.	109,633 sq.ft.



# TECHNICAL SPECIFICATIONS



## WAREHOUSE



UP TO  
50 METRE YARD



12.50 METRE  
EAVES HEIGHT



12 DOCK LEVEL  
DOORS



750 KVA POWER SUPPLY WITH  
POTENTIAL TO INCREASE



2 LEVEL ACCESS  
DOORS



50 KN/M2  
FLOOR LOADING



## OFFICES



RAISED  
ACCESS FLOORS



SUSPENDED  
CEILINGS



AIR SOURCE  
HEAT PUMP HEATING



CARPETED FLOORS  
& PAINTED WALLS



KITCHEN AMENITY  
STATION



PASSENGER  
LIFT



## EXTERNALS



16 ELECTRIC  
CHARGING POINTS



CYCLE  
PARKING



DEDICATED  
CAR PARK



AMENITY  
AREA



PERIMETER SECURITY  
FENCING



LANDSCAPED  
EXTERNALS



# ESG AND SUSTAINABILITY

Pembury Real Estate and Oryx Real Estate Partners strongly believe that if we all make meaningful, incremental improvements to everything we do, then together we can deliver lasting, positive, environmental and social change.

We're deeply committed to minimising our impacts on the environment whilst also maximising our positive impact on society.

## ENVIRONMENTAL

- Protecting the environment by making physical changes to the way we do business.
- Guaranteeing that all new buildings we develop will target EPC A and BREEAM Excellent as a minimum.

## SOCIAL RESPONSIBILITY

- Actively promote opportunities for everyone, regardless of their background.
- Foster growth in the communities in which we operate.
- Give back through charitable contributions.

## GOVERNANCE

- Making decisions about the future growth of our business by reference to the impact those decisions may have on society and the environment.
- Operating our business to the highest ethical standards.





## ESG & SUSTAINABILITY

### FEATURES AS STANDARD



**MK CARBON OFFSET FUND  
CONTRIBUTOR**



**45% LESS CO<sup>2</sup> EMISSIONS COMPARED  
TO A STANDARD BUILDING**



**63% GREATER AIR TIGHTNESS  
COMPARED TO PART 'L' STANDARDS**



**NATURAL DAYLIGHT -  
10% ROOFLIGHTS**



**420M<sup>2</sup> SOLAR PANELS**



**LANDSCAPED AMENITY AREA**



**HEDGEHOG HOUSES**

## ESG & SUSTAINABILITY

### FEATURES AS STANDARD



**BREEAM EXCELLENT AND EPC A**



**RAINWATER HARVESTING**



**AIR SOURCE HEAT PUMP HEATING**



**HIGH EFFICIENCY LED LOW  
ENERGY LIGHTING**



**EV CHARGING**



**CLOSE PROXIMITY TO WOLVERTON  
TRAIN STATION**



**BIRD BOXES**









## THE DEVELOPER

Wolverton 109 is brought to you by specialist developers Pembury Real Estate and Oryx Real Estate Partners.

Pembury Real Estate is a privately owned real estate investment and development company specialising in the UK industrial and logistics sector with a proven track record for delivering best in class warehouse and logistics buildings. We're passionate about delivering quality buildings for a sustainable future which we can be proud to say we developed. You can find out more about us on our website: [www.pemburyrealestate.co.uk](http://www.pemburyrealestate.co.uk)

PEMBURY  
REAL ESTATE

## PAST PROJECTS

### FORMER WEETABIX CORBY



Pembury Real Estate Ltd acquired the 8-acre former Weetabix factory located on the Earlstrees Industrial Estate, Corby. The purchase was completed unconditionally and the former factory complex has been demolished, to be replaced with a new, best-in-class, industrial warehouse development comprising 160,800 sq ft. Planning was granted in September 2022 and the scheme is currently under construction, with a completion date due in autumn 2024.

### PENRHYN ROAD KNOWSLEY



Pembury Real Estate Ltd acquired a prime, 5.30-acre site at Penrhyn Road, Knowsley. The site was previously owned by an Energy from Waste power operator but was surplus to requirements.

Pembury submitted a planning application for a best in class industrial warehouse development comprising up to 110,000 sq.ft. ABRDN forward funded the project which completed in December 2023.

### ORBITAL PARK ASHFORD



Ashford Thirty-Four is located on Orbital Park, Ashford. Pembury Real Estate Ltd acquired this 2-acre site in 2021 and secured planning permission for a 34,100 sq.ft building.

We procured construction and completed the development on time and on budget in Spring 2022. The development was pre-let during construction to regional occupier, Blue Chyp, and the investment simultaneously pre-sold to London Metric.



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## FURTHER INFORMATION

For further information please contact the following:



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