

GREENLIGHT URBAN SECURES PLANNING PERMISSION AND FIRST PRE-LET AT 176,392 SQ FT MILTON KEYNES INDUSTRIAL SITE



15/01/25

Greenlight Urban has obtained full planning permission from Milton Keynes City Council to develop 176,392 sq ft of state-of-the-art urban logistics space whilst also securing a first pre-let with a green-tech manufacturing business.

Development has also now commenced on site with GMI being appointed as contractor. The scheme which consists of three units ranging from 51,062 sq ft to 124,007 sq ft, is less than a 15-minute walk from Milton Keynes city centre Central station and the city centre, allowing occupiers to benefit from its excellent amenities and connectivity.

Planning approval for Greenlight Milton Keynes coincides with the news that a manufacturer specialising in green technology has agreed to take 52,385 sq ft of space. It marks the first pre-let at Greenlight Milton Keynes with the international business set to occupy its new unit in Q3 2025.

Designed to optimise operational efficiency and reduce occupiers' energy costs, the units will be targeting the highest BREEAM rating of Outstanding and an EPC rating of A+, offering up to £48,000 of energy cost saving per annum. The warehouses will also include EV charging points, PV solar panels, 10% roof lights, up to 700 kVa of power, and up to 15m to the underside of eaves.

Alongside benefitting from strong sustainability credentials, the scheme will also prioritise employee wellbeing. Occupiers will have access to breakout areas from their modern office space with a balcony, cycling facilities, and a wellness garden.

Mark Enderby, Director of Development at Delancey, commented: "As we begin construction of Greenlight Milton Keynes, we are delighted to have already secured our first pre-let. This letting demonstrates strong demand for 'best-in-class' warehouse space from international occupiers, and with good interest in the remaining two units, we hope to announce more occupiers soon."

Bourne Wood Partnership, and designed by Ratcliffe Groves Partnership Architects and Rowntree Partnership.

For further information, please contact:

media@delancey.com

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Director of Development

Delancey

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Mark Snow, Senior Development Director at Coltham, added: “We are passionate about developing this scheme to create fantastic space for occupiers to thrive. Being a short walk from the units into the centre of Milton Keynes is an attractive benefit of the location.”

Dan Dawe, Director of Investment at Delancey, said: “We have recently secured a series of lettings to blue chip businesses across our portfolio who have been attracted by the leading specification, ESG credentials and strategic location of the schemes. Our customers are increasingly demanding high quality, well specified sustainable space, but have limited options in our chosen markets. We are looking to commence development works on all our current projects over the next 6 months”

Greenlight Milton Keynes is advised by Colliers, Logix Property and Louch Shacklock.

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