



**Phase 2 EPMK | Elfield Park | Milton Keynes | MK5 8AY**

**A Next Generation Industrial Campus with Pre-Let Availability from  
32,594-251,341 sq ft GEA**

**PC expected in Q2 2027**



**epmk.uk**



# Overview of EPMK

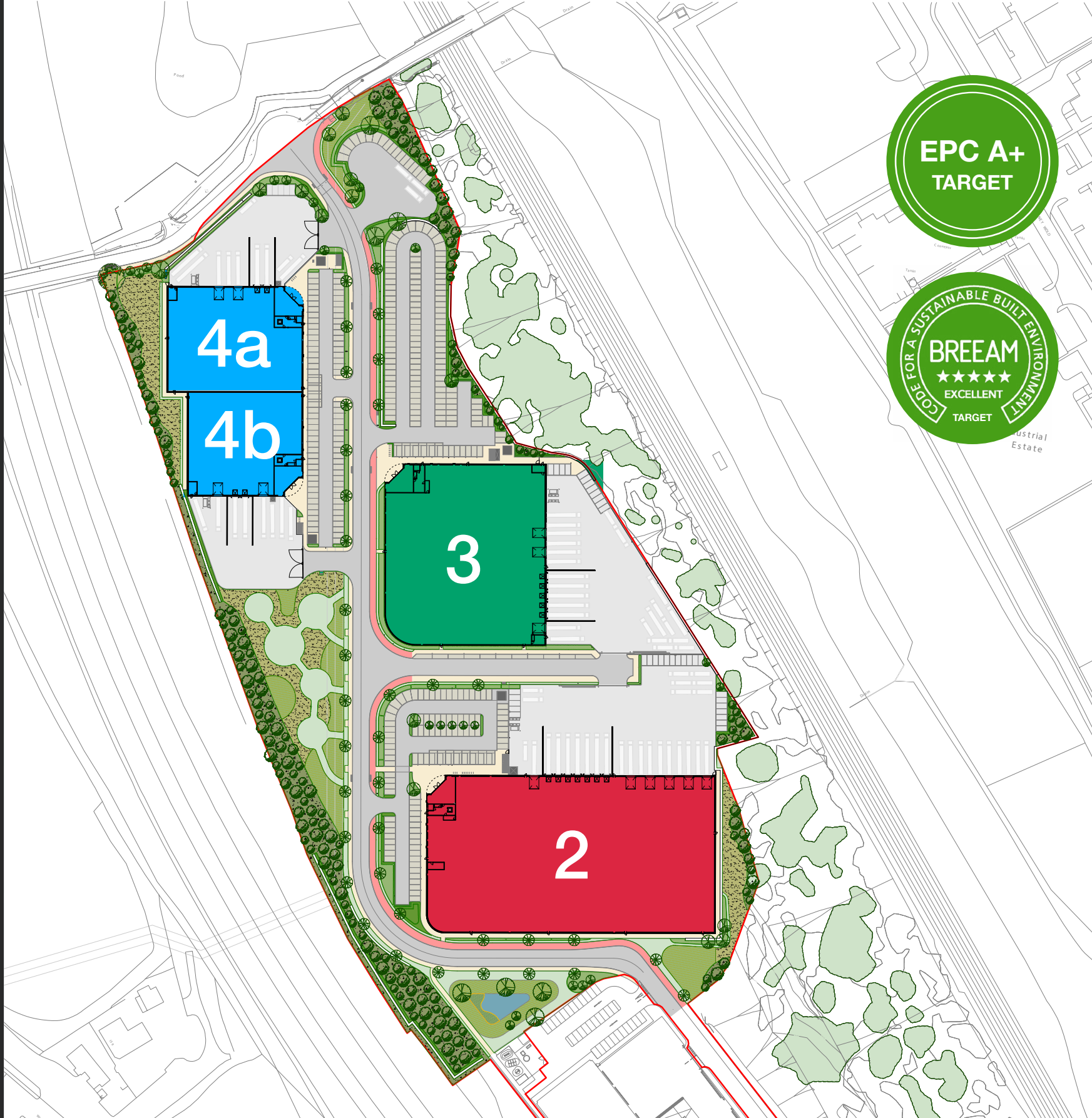
Welcome to the next chapter of EPMK – a place re-imagined to shape a new working community, within a better and more productive environment, where openness and interaction with nature drives workers' well-being.

Built for the modern business, EPMK delivers functional and future-proofed buildings designed to support the modern business, attract a highly skilled workforce and reduce operational cost.

EPMK is exceptionally well located within the heart of Milton Keynes and centrally connected to London, Birmingham, Oxford and Cambridge.







# Floor Areas

Please note that the floor areas noted below are approximate and will be confirmed once the development of Phase 2 has complete.

UNIT	USE	SQ M	SQ FT
UNIT 2			
	Ground floor warehouse	8,785	94,563
	Office 1st floor	490	5,274
	Office 2nd floor	490	5,274
UNIT 2 subtotal		9,765	105,111
UNIT 3			
	Ground floor warehouse	5,613	60,418
	Office 1st floor	355	3,821
	Office 2nd floor	355	3,821
	Mezzanine	690	7,427
UNIT 3 subtotal		7,013	75,488
UNIT 4a			
	Ground floor warehouse	2,744	29,537
	Office 1st floor	407	4,381
	Mezzanine	393	4,230
UNIT 4a subtotal		3,544	38,148
UNIT 4b			
	Ground floor warehouse	2,296	24,714
	Office 1st floor	407	4,381
	Mezzanine	325	3,498
UNIT 4b subtotal		3,028	32,594
TOTAL GEA		23,350	251,341



# UNIT 2 EPMK



B2/B8  
Flexible Space



Private  
Balcony



40m Deep Fully  
Secure Service  
Yard



15m Clear  
Internal Height



7 Dock Level  
Access Loading  
Doors



6 Ground Level  
Access Loading  
Doors



100 Car Parking  
Spaces



1MVA Power  
Supply



UNIT 2 EPMK FLOOR AREAS GEA	SQ M	SQ FT
Ground floor warehouse	8,785	94,563
Office 1st floor	490	5,274
Office 2nd floor	490	5,274
<b>Total</b>	<b>9,765</b>	<b>105,111</b>





# UNIT 3 EPMK



B2/B8  
Flexible Space



7.5KN/M2  
Storage Mezzanine



45m Deep Fully  
Secure Service  
Yard



12m Clear  
Internal Height



5 Dock Level  
Access Loading  
Doors



3 Ground Level  
Access Loading  
Doors



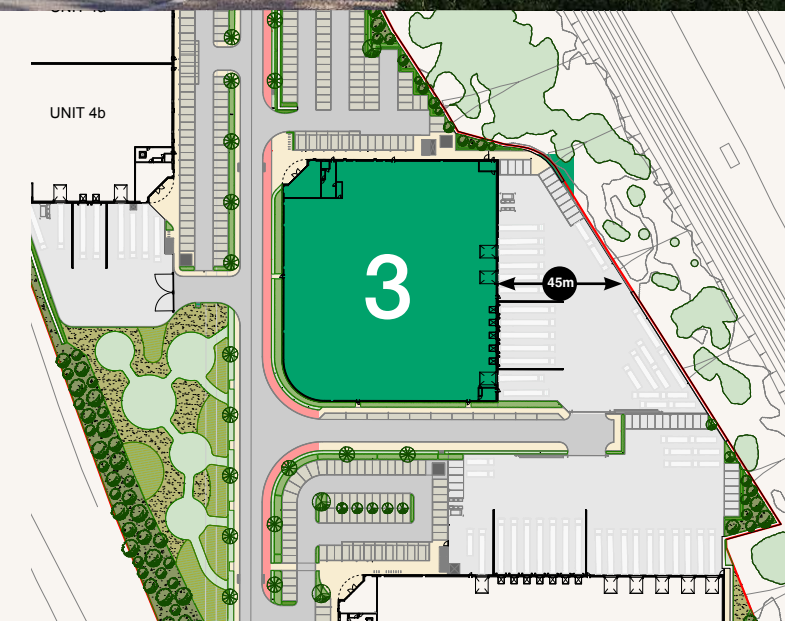
Ample Car  
Parking (negotiable)



750KVA Power  
Supply



UNIT 3 EPMK FLOOR AREAS GEA	SQ M	SQ FT
Ground floor warehouse	5,613	60,418
Office 1st floor	355	3,821
Office 2nd floor	355	3,821
Mezzanine	690	7,427
<b>Total</b>	<b>7,013</b>	<b>75,488</b>





# UNIT 4 EPMK A & B



B2/B8  
Flexible Space



7.5KN/M2  
Storage Mezzanine



40m Deep Fully  
Secure Service  
Yard



10m Clear  
Internal Height



2 Dock Level  
Access Loading  
Doors Per Unit



2 Ground Level  
Access Loading  
Doors Per Unit



Ample Car Parking  
(negotiable)

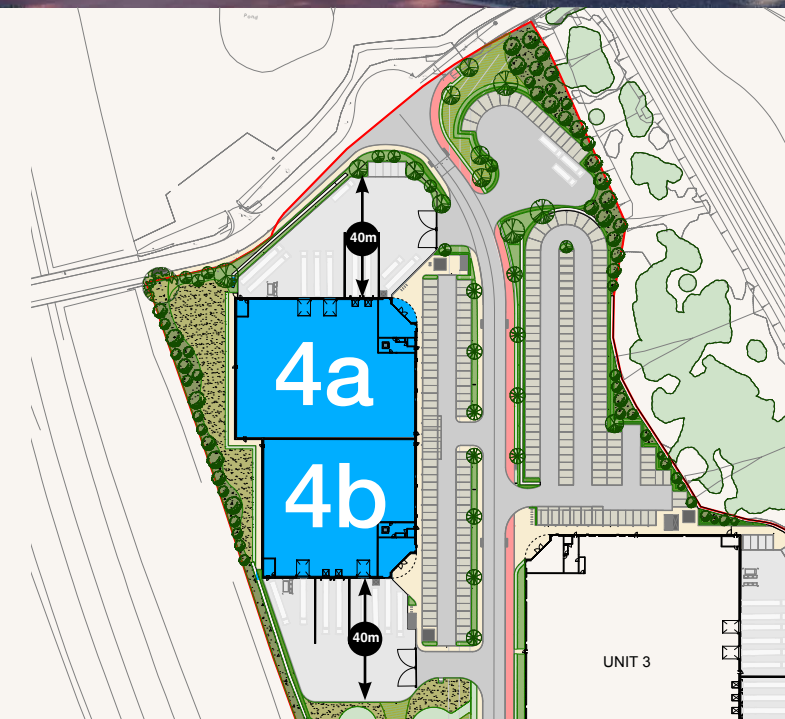


350KVA Power  
Supply Per Unit



UNIT 4A EPMK FLOOR AREAS GEA	SQ M	SQ FT
Ground floor warehouse	2,744	29,537
Office 1st floor	407	4,381
Mezzanine	393	4,230
<b>Total</b>	<b>3,544</b>	<b>38,148</b>

UNIT 4B EPMK FLOOR AREAS GEA	SQ M	SQ FT
Ground floor warehouse	2,296	24,714
Office 1st floor	407	4,381
Mezzanine	325	3,498
<b>Total</b>	<b>3,028</b>	<b>32,594</b>

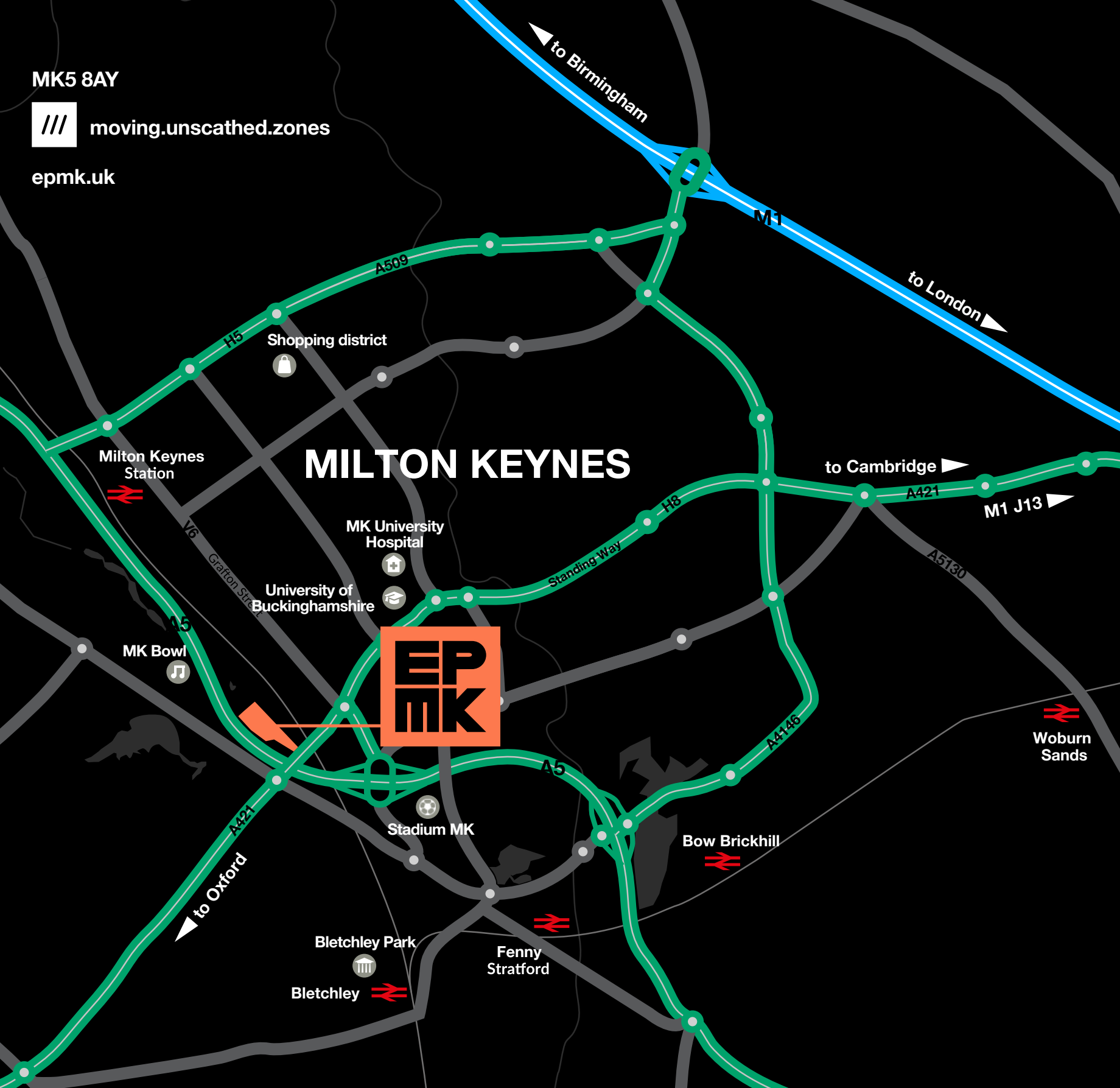




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# Key Contacts

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