

162

CREATE SOMETHING
SPECIAL IN THE HEART
OF MILTON KEYNES

MIDSUMMER BOULEVARD

TWO UNIQUE
AMENITY/DESTINATION
UNITS OF 2,546 SQ FT
AND 1,690 SQ FT

160

15,000

OFFICE WORKERS IN THE IMMEDIATE VICINITY WITH A FURTHER **40,000** IN CENTRAL MILTON KEYNES

The space is open to a wide range of opportunities, with the occupier being able to take full advantage of the 40,000 office workers in the Central Business District, soon to be increased with the arrival of Network Rail's HQ offices at The Quadrant:MK.



THE PINNACLE:MK

800+

PROFESSIONALS WORK IN THE PINNACLE:MK ITSELF WITH A FURTHER 800 VISITORS EVERY MONTH



TWO FLEXIBLE UNITS IN THE HEART OF MILTON KEYNES

At the centre of Milton Keynes lies an opportunity for any business wishing to benefit from the highest concentration of the city's large professional workforce. Two destination/amenity units are available on the ground floor of The Pinnacle:MK, the city's largest development for 25 years. Around 9,000 employees work within the immediate area and almost a thousand of those will work within The Pinnacle:MK itself. The two units, 162 (2,546 sq ft) and 160 (1,690 sq ft) have direct frontage to Midsummer Boulevard, which directly links the city centre to the rail station.

With 70% of The Pinnacle:MK already let to highly successful companies such as Deloitte, SNR Denton and Baker Tilly, this is the ideal location to take advantage of a high level of footfall from the professionals right on the doorstep.



NETWORK RAIL'S NEW HQ, **THE QUADRANT:MK**, DUE TO OPEN IN **SUMMER 2012**, WILL BRING MORE THAN **3,000** EMPLOYEES TO THE AREA





MIDSUMMER BOULEVARD IS THE PRINCIPLE THOROUGHFARE BETWEEN MK CENTRAL RAIL STATION AND THE MAIN SHOPPING DISTRICT. A DIVERSE MIX OF OFFICE USERS, PROFESSIONALS, VISITORS AND SHOPPERS CREATE A HIGH FOOTFALL EVERY DAY

500

METRES FROM BOTH MILTON KEYNES CENTRAL STATION AND THE CENTRAL SHOPPING DISTRICT

Perfectly positioned to catch the daily footfall of shoppers and the wider business community travelling in from the Milton Keynes Central rail station - there really couldn't be a better place to be right now.



LOCAL OCCUPIERS

- 1 TSYS Managed Services
- 2 Clydesdale Corporate Banking
- 3 Ramada Encore
- 4 Jurys Inn
- 5 Holiday Inn
- 6 DHL Exel
- 7 BP Oil UK
- 8 Tech Mahindra
- 9 British Waterways (South East)
- 10 Santander

- 11 RBS Group Corporate Banking
- 12 Grant Thornton UK
- 13 The Quadrant:MK - Network Rail's new HQ (complete summer 2012)
- 14 The Shaw Group Inc. (Stone & Webster)
- 15 Deloitte
- 16 Denton Wilde Sapte
- 17 Baker Tilly
- 18 Coutts Bank
- 19 KPMG

RETAILERS IN THE VICINITY INCLUDE:

- Staples
- Laura Ashley
- Gourmet Burger
- Strada
- Café Rouge
- Brasserie Blanc
- Loch Fyne
- All Bar One



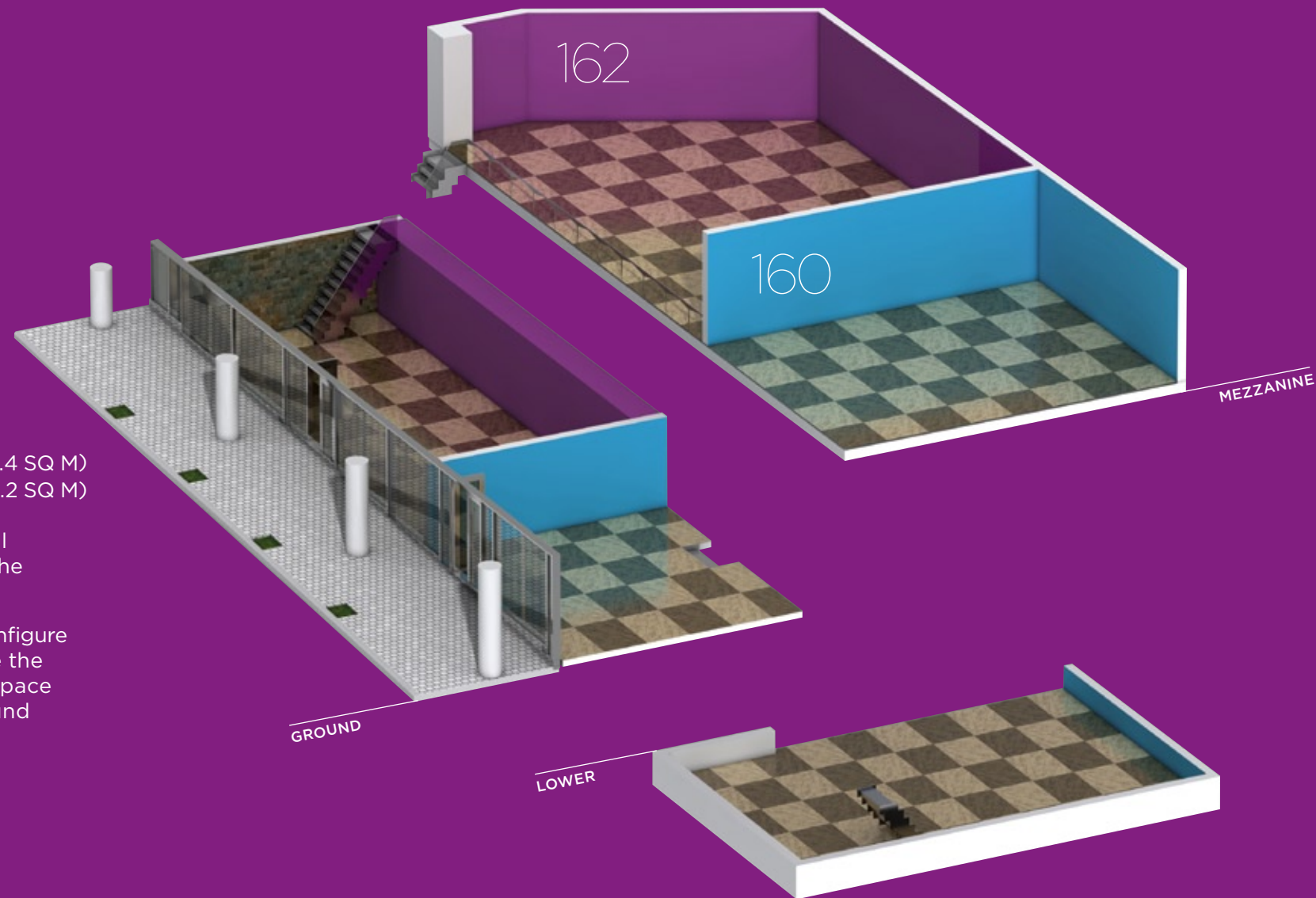
162

2,546 SQ FT
(236.6 SQ M)

SPECIFICATION

MEZZANINE 1,629 SQ FT (151.4 SQ M)
GROUND 917 SQ FT (85.2 SQ M)

- The unit is to a developer's shell specification, ready to accept the tenant's fit out.
- There is the opportunity to reconfigure the mezzanine and to combine the space with 160. Equally more space may be provided at lower ground floor if required.



Floor areas are CAD scaled and are approximate only.

160

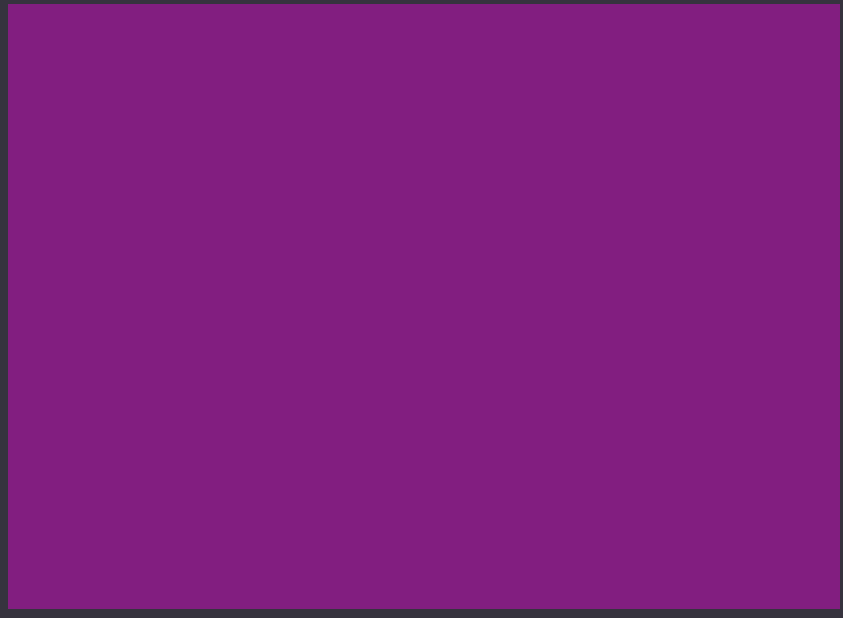
1,690 SQ FT
(157.2 SQ M)

SPECIFICATION

MEZZANINE 699 SQ FT (65 SQ M)
GROUND 292 SQ FT (27.2 SQ M)
LOWER 699 SQ FT (65 SQ M)

- The unit is to a developer's shell specification, ready to accept the tenant's fit out.
- There is the opportunity to reconfigure the size of the mezzanine and to combine the space with 162.

A GREAT OPPORTUNITY
TO CREATE SOMETHING
SPECIAL IN THE HEART
OF MILTON KEYNES



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FSC LOGO HERE

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