

MILTON KEYNES

# VICTORIA HOUSE

MK9 1AU



NEW GRADE A OFFICE  
BUILDING WITH SUITES FROM  
2,066 SQ FT TO 15,000 SQ FT







# NEW BUILD OFFICE SPACE

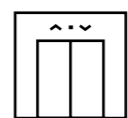
Victoria House delivers new build offices which have been constructed to Grade A specification including VRF air conditioning, LED Lighting, 150mm full access raised floors. The space is situated within easy walking distance of Milton Keynes railway station with on site parking and cycle storage.

Victoria House has achieved unrivalled accreditation of BREEAM rating of "Excellent" and EPC rating of A, providing a contemporary office footprint that strikes the balance between environmental and sustainability motives while enabling optimum efficiency to its occupiers.

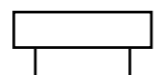
[CLICK HERE TO EXPLORE THE SPACE](#)



**VRF AIR CONDITIONING**



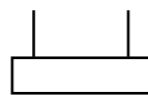
**2 X 15 PERSON PASSENGER LIFTS**



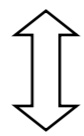
**FULL ACCESS RAISED FLOORS (150MM VOID)**



**LED LIGHTING**



**SUSPENDED CEILINGS**



**2.8M FLOOR-TO-CEILING HEIGHT**



**1:8 SQ M OCCUPATIONAL DENSITY**



**BIKE PARKING ON-SITE**



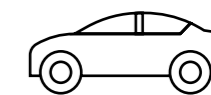
**SHOWER FACILITIES**



**EPC RATING OF A (22) & BREEAM EXCELLENT**



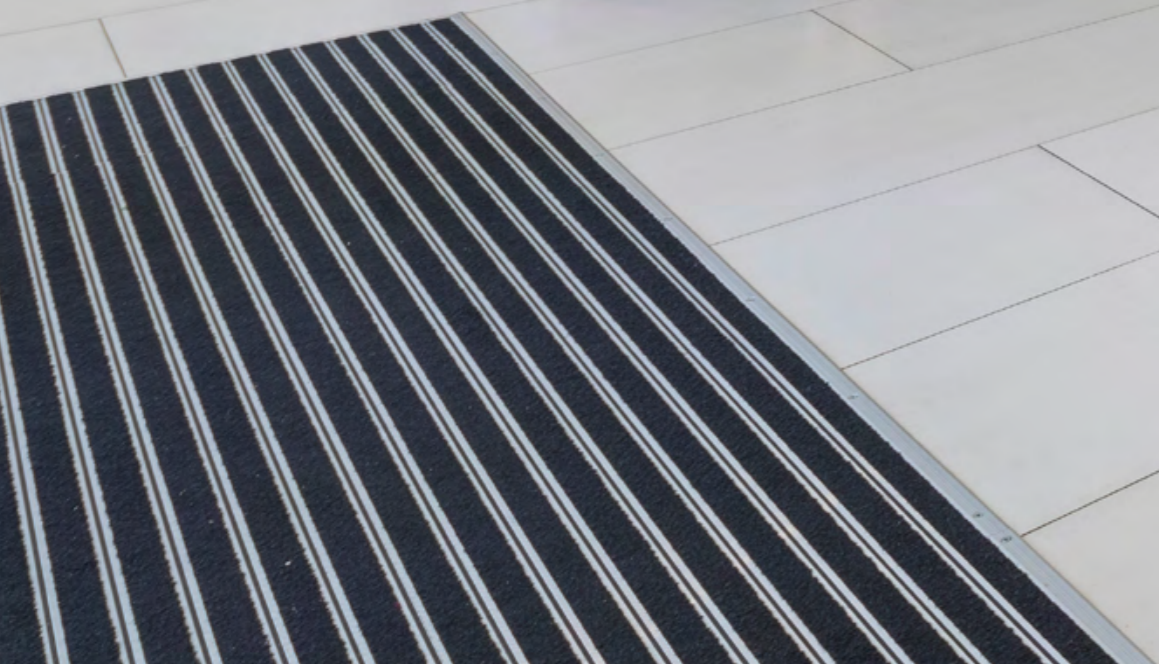
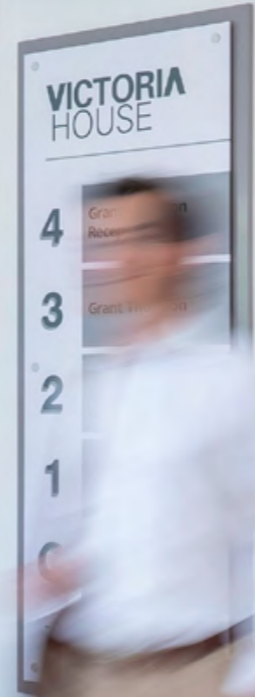
**PLENTIFUL PUBLIC PARKING NEARBY**



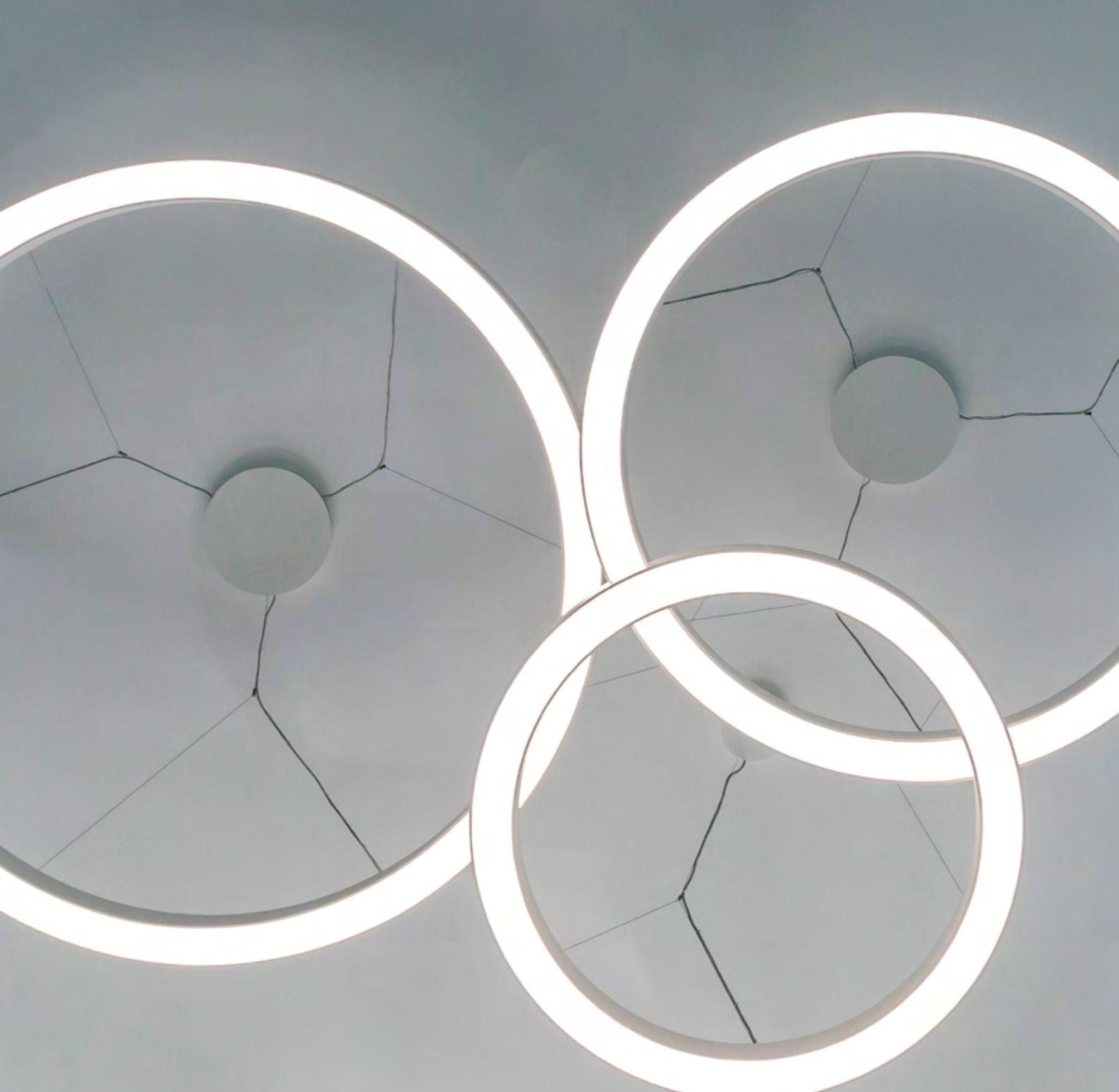
**PRIVATE CAR PARKING AT 1:860 SQ FT RATIO**



VICTORIA  
HOUSE



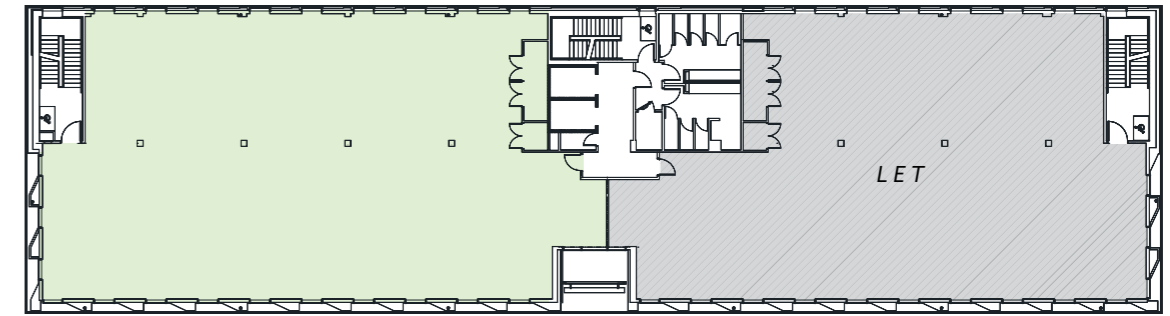




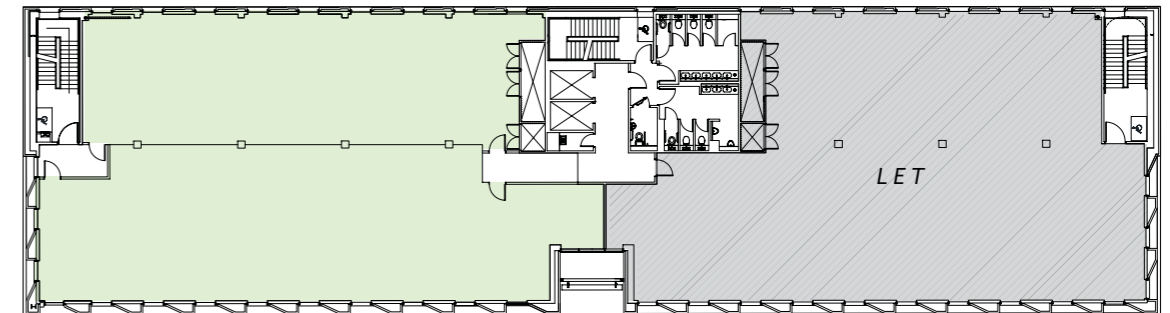
# AVAILABILITY

FLOOR	SQ FT	SQ M	AVAILABILITY
FOURTH			LET TO GRANT THORNTON
THIRD			LET TO GRANT THORNTON
PART SECOND			LET TO GRANT THORNTON
PART SECOND	2,066 - 5,199	192 - 476	AVAILABLE
FIRST	9,525	885	AVAILABLE
GROUND			LET TO BENCHMARK ARCHITECTS

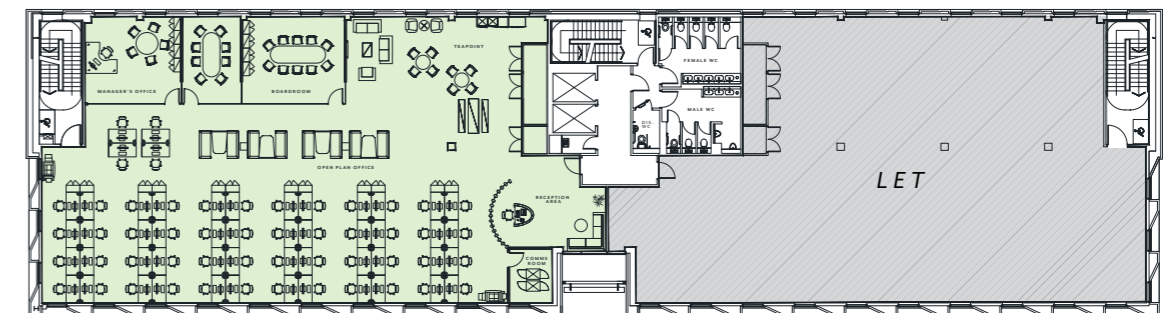
Areas in accordance with the International Property Measurement Standards (IPMS 3)



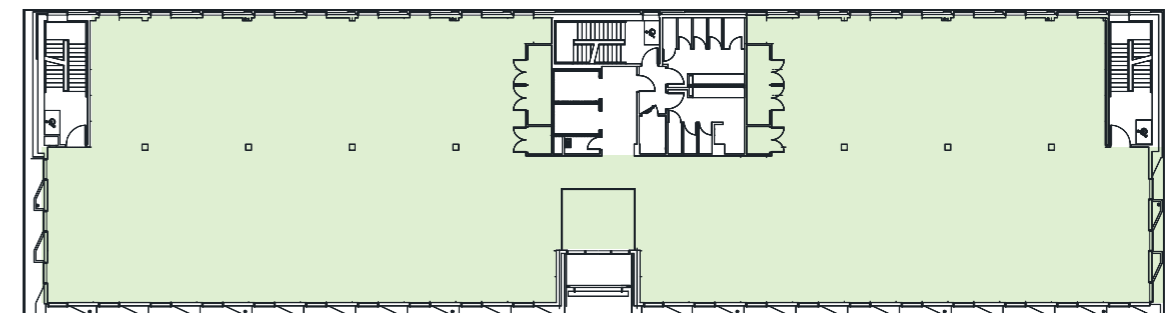
**PART SECOND FLOOR**  
5,119 SQ FT



**PART SECOND FLOOR INDICATIVE SPLIT**  
2,066 SQ FT / 2,800 SQ FT



**INDICATIVE FIT OUT PLAN**  
[CLICK HERE TO VIEW THE 360 TOUR](#)



**FIRST FLOOR**  
9,525 SQ FT

Not to scale. For indicative purposes only.





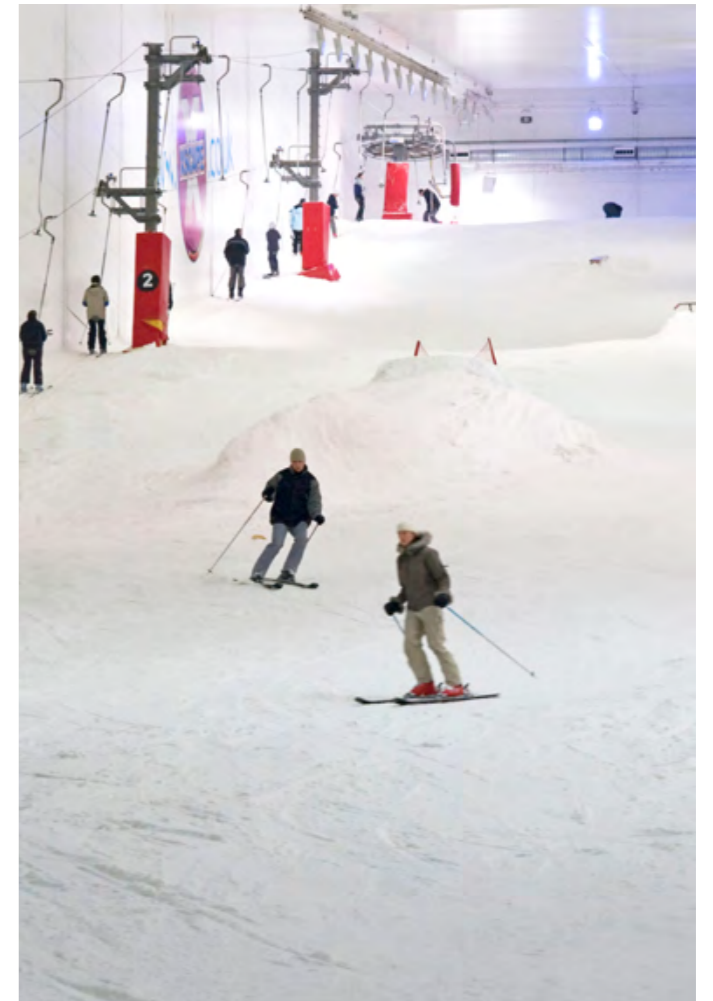


# A VIBRANT LOCATION

A vibrant new city that combines modern culture with deep-rooted history, Milton Keynes has become a retail and leisure destination, with an extensive range of shops, restaurants, theatres, entertainment and outdoor spaces.

Milton Keynes boasts a wide range of hospitality; from quirky independents to fine dining amongst some of our favourite chain restaurants. There are over 350 restaurants to choose from within the city centre and surrounding areas.

Milton Keynes is also a shopper's paradise, with centre:mk and intu Milton Keynes combine to make one of the largest covered shopping centres in Europe, offering up 400+ shops.



## EAT AND DRINK



## LEISURE

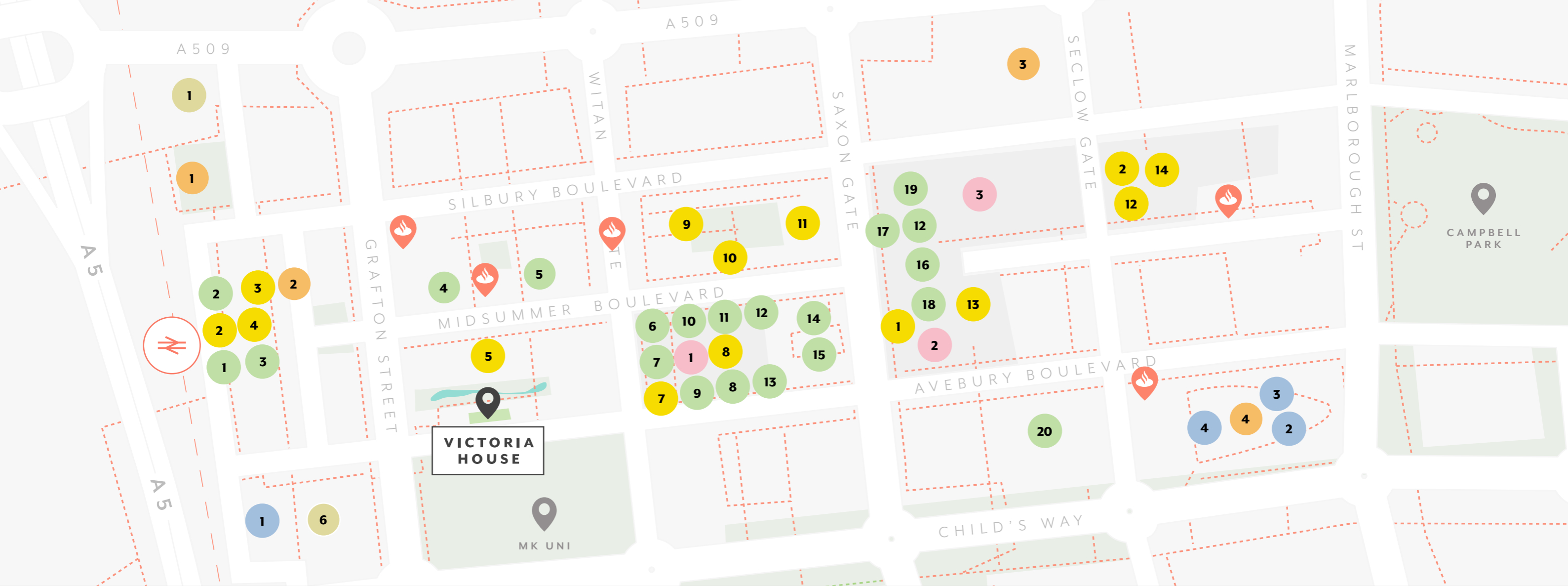


## STAY



## FUN FACTS

- The extensive Redway system offers more than 300kms of safe access for walking and cycling
- Milton Keynes has over 200 works of public art
- Snozone in Xscape boasts two 220ft high real snow slopes
- No-one in Milton Keynes is ever more than half a mile from a park
- MK Theatre is the most successful theatre outside the West End; the auditorium ceiling can be lowered or raised depending on the scale of the production
- There are 15 lakes and 11 miles of canals in and around the city



**RESTAURANTS & FAST FOOD**

- 1 SUBWAY
- 2 GREGGS
- 3 SIZZLING GRILLZ
- 4 OLIVE TREE
- 5 THAI MODERN
- 6 LAS IGUANAS
- 7 ZIZZI
- 8 ALPHA AT OSCARS
- 9 BRASSIERIE BLANC
- 10 SLUG AND LETTUCE
- 11 BROWN'S
- 12 NANDO'S
- 13 MAAYA
- 14 BISTRO LIVE
- 15 MIDDLETONS
- 16 KOKORO
- 17 WAGAMAMA
- 18 MADE IN SUD PIZZA
- 19 BYRON
- 20 FIVE GUYS

**GYMS & WELLNESS**

- 1 SPORT CENTRAL
- 2 THE GYM
- 3 F45
- 4 NUFFIELD HEALTH

**SHOPPING**

- 1 THE HUB
- 2 INTU MILTON KEYNES
- 3 THE CENTRE:MK

**COFFEE & CAFES**

- 1 STARBUCK'S COFFEE
- 2 COSTA COFFEE
- 3 PUMPKIN
- 4 AMT COFFEE
- 5 GREEN CUP CAFFÈ
- 6 MORRISONS CAFE
- 7 BOGOTA COFFEE CO
- 8 CARLO'S COFFEE BAR
- 9 UPPER REGENCY CAFE
- 10 THE GREEN ELEPHANT
- 11 CORNERSTONE CAFE
- 12 BON VIVEUR
- 13 CAFE W
- 14 ORI CAFFÈ

**ENTERTAINMENT**

- 1 PLANET ICE
- 2 HOLLYWOOD BOWL
- 3 SNOWZONE
- 4 CINEWORLD



**SANTANDER DOCKING STATIONS**

With over 40 docking stations and 300 bikes, Santander Cycles are a great way to get around the city.



**CYCLING ROUTES**

Milton Keynes is a cycle friendly city and has a huge network of redways, super routes, leisure routes and places to ride.



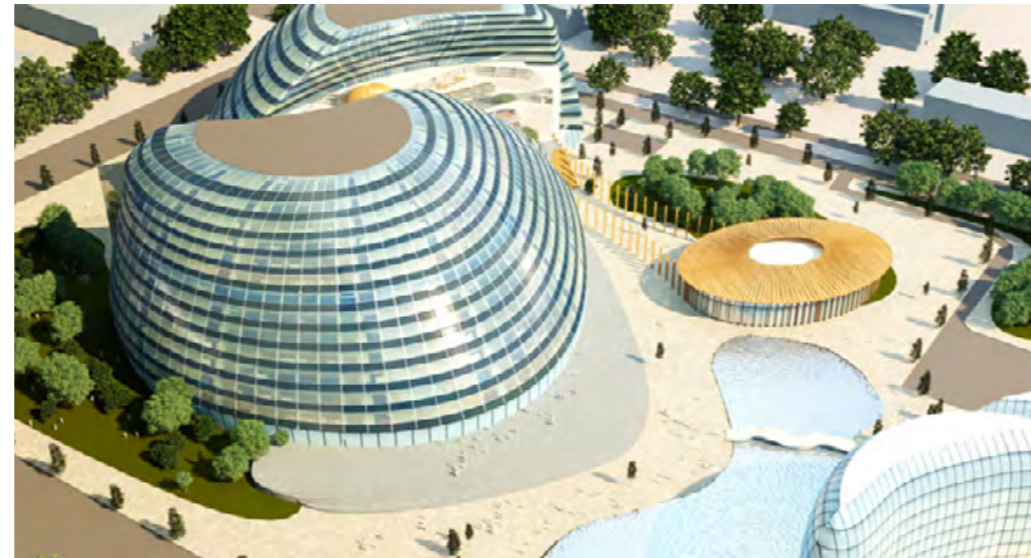




# AN ENTERPRISE HOTSPOT

## LOCAL OCCUPIERS

Businesses looking for good company aren't disappointed by Milton Keynes' residents, with names including WD40, Network Rail, Redbull Racing, Marshall Amps, Mercedes, Domino's Pizza, Xero UK and Goldman Sachs' first UK office outside of London. It's also about to welcome Santander's £150 million Tech Hub.



## MK:U, A NEW UNIVERSITY FOR MILTON KEYNES

MK:U, a new world-class technology university is set to open its doors in 2023. With a city-centre campus, MK:U will have around 10,000 students, studying a range of technology, engineering and science-focused courses, producing highly skilled, employable graduates.

The university will be a facility shared by the whole city, creating a vibrant hub within Milton

Keynes where people of all ages can spend time.

A resident undergraduate population is intended to create a highly skilled workforce to meet the demands of high-tech businesses in the area, as well as bringing a new sector of users to the city centre to create a diverse and independent cultural and leisure offer.

## SANTANDER'S NEW DIGITAL HUB

Santander is proposing to build a new Digital Hub in the business district of Milton Keynes. As its largest employer, Santander is seeking to significantly invest and commit to their long-term future in Milton Keynes by embracing their digital future. The world class Digital Hub will consolidate Santander's offices within Milton Keynes to create a new campus for 6,000 employees.

The development will offer a wide range of benefits to Santander staff and the wider MK community by providing a landmark office building in a key strategic site with a range of publicly accessible facilities, including pop-up outlets along with a range of retail and food and beverage units.



RANKED AS ONE OF THE TOP CITIES FOR EMPLOYMENT GROWTH IN THE UK

**x2**

POPULATION EXPECTED TO DOUBLE IN NEXT 30 YEARS

**£38.1K**

MILTON KEYNES' AVERAGE SALARY IN 2020

**4TH**

RANKED FOURTH FOR HIGHEST START-UPS RATE THE UK AT 81 PER 10,000 POPULATION

**62%**

(343K) OF POPULATION ARE OF WORKING AGE; BETWEEN 16 AND 64 YEAR OLD

**2ND**

HIGHEST NUMBER OF JOB POSTINGS IN THE UK

**7.5M**

PEOPLE LIVE WITHIN A ONE-HOUR DRIVE MAKING IT A POPULAR LOCATION FOR TALENTED EMPLOYEES

**5TH**

HIGHEST PERFORMING CITY IN THE UK (2019)

**554K**

TOTAL RESIDENTS IN MILTON KEYNES POSTCODE AREA (2019 ESTIMATE)

**5**

AN AVERAGE OF FIVE NEW COMPANIES MOVE TO MILTON KEYNES EVERY MONTH



# FIRST CLASS COMMUNICATIONS

Milton Keynes is conveniently located approximately 50 miles north-west of London and 70 miles from Birmingham. It has excellent travel connections, with easy access to key roads such as the M1 Motorway and the A5, and within reaching distance of Luton, Birmingham and London Heathrow airports.

Victoria House is only a 7 minute walk away from Milton Keynes Central station. The station provides regular services to London Euston (31 minutes) and Birmingham New Street (53 minutes).

Furthermore, Victoria House's central location provides easy access to the rest of the city; it is within a short walking distance of key amenities, employment opportunities, leisure facilities and transport connections.


Milton Keynes is located at the heart of the strategically important 'Oxford - Cambridge Arc'. This area currently contributes £90 billion a year to the UK Economy and is forecast to grow to £250 billion by 2050.


 **LUTON AIRPORT**  
35 MINS


 **LONDON EUSTON**  
76 DAILY TRAINS


 **M1 JUNCTION 14**  
4 MILES



 <b>BY FOOT</b>	MINUTES
SANTANDER CYCLES STATION	5
HUB:MK RESTAURANTS & BARS	5
MK CENTRAL STATION	7
THE CENTRE:MK	12

 <b>BY AIR</b>	MINUTES
LUTON	35
HEATHROW	60
BIRMINGHAM	65
STANSTED	70

 <b>BY RAIL</b>	MINUTES
WATFORD JUNCTION	20
LONDON EUSTON	34
BIRMINGHAM	53
MANCHESTER	98

 <b>BY ROAD</b>	MILES
M1 J14	4
M25 J21	33
CENTRAL LONDON	52
BIRMINGHAM	70



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