



EXCHANGE  
HOUSE

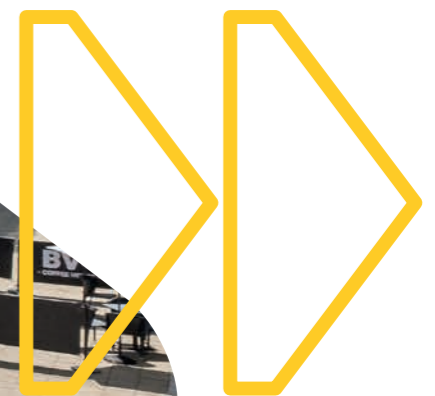
MILTON KEYNES, MK9 2EA

[www.exchangehouse-mk.uk](http://www.exchangehouse-mk.uk)

# WELCOME TO EXCHANGE HOUSE



Exchange House is a 150,000 sq ft office building in the bustling heart of Milton Keynes. It offers stylish, newly refurbished workspace for companies of all sizes, ranging from 1,600 sq ft up to 40,000 sq ft.





# A SPACE FOR ALL BUSINESS.



Level	Available Space (Sq Ft)
Fifth Floor	Eiffage Kier
Fourth Floor	From 2,796 to 12,711 sq ft PWC LLP / Regen Renewables
Third Floor	From 8,527 to 17,545 sq ft Towergate Insurance / GRP Group
Second Floor	University of Bedfordshire / Little Star Media / Reed
First Floor	Up to 4,934 sq ft Policy Expert
Ground Floor	Up to 1,782 sq ft GI Recruitment / Key Conveyancing / Agile Solutions



TAYLORS  
Countrywide

SIX FLOORS,  
ONE COMMUNITY

# LONDON STYLE IN MILTON KEYNES.



Exchange House's reception, workspaces and community areas have been stunningly refurbished throughout.

Modern businesses thrive in a modern environment and this is exactly what Exchange House provides.





# BRIGHT MEETS BEAUTIFUL.

Communal spaces and amenities are in abundance at Exchange House, meeting the needs of modern day occupiers.

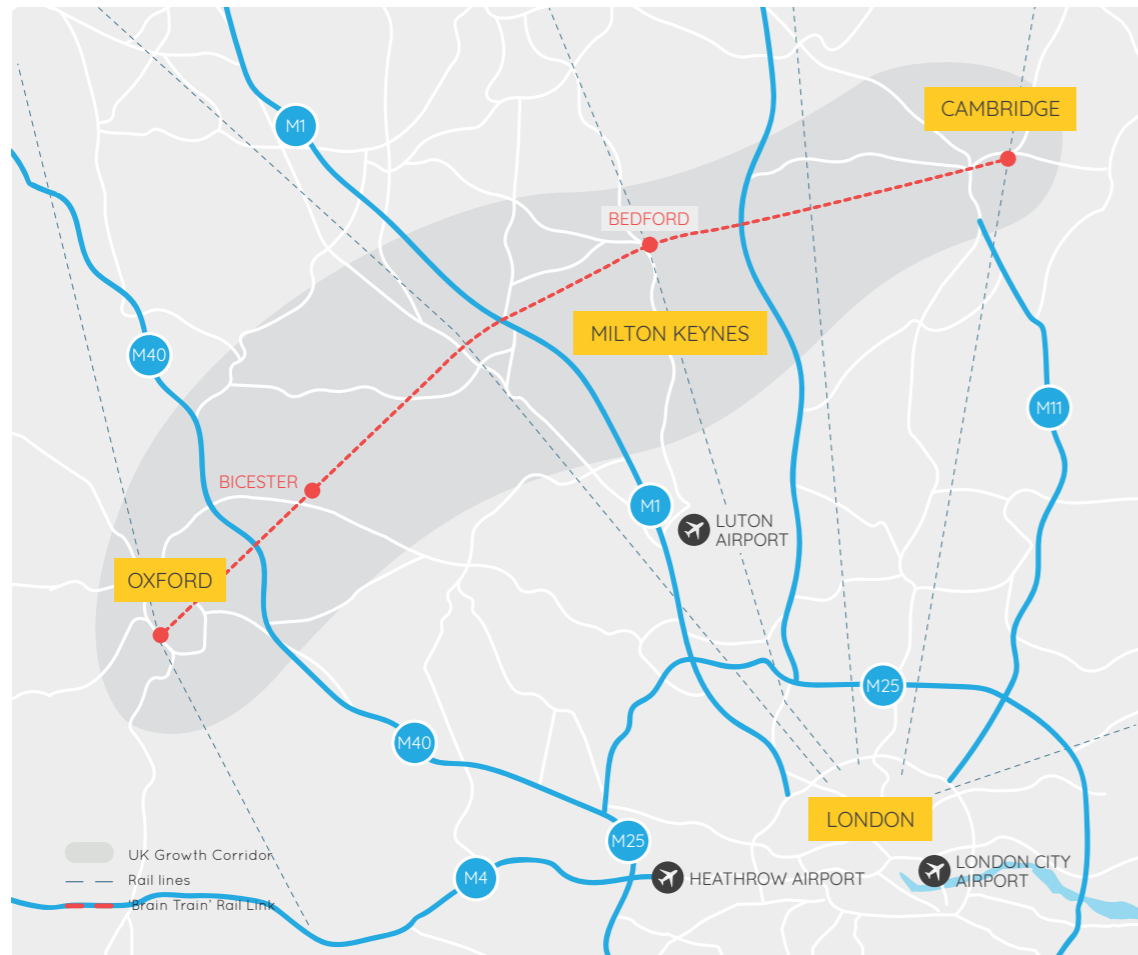
# WHY MILTON KEYNES?



Milton Keynes, strategically located at the centre of the 'UK Growth Corridor', is uniquely placed to benefit from resulting future business growth.

(source: National Infrastructure Commission 2016)

Growth Corridor



The 'Brain Train' spanning the UK Growth Corridor will provide a direct rail link between Cambridge, Milton Keynes and Oxford, cutting journey times by circa 65%

(source: National Infrastructure Commission 2016)



**-31%**

Labour costs compared to London (Average)



**9.5M**

Labour pool within a 60 minute drive



**-72%**

Prime office rent compared to London (Average)



**Under 1h**  
To London and Birmingham by train



**22,000**  
Skilled labour force



**75%**  
Of businesses in Milton Keynes have their HQ here

An estimated 419,000 people across the 'UK Growth Corridor' are employed in the knowledge economy

(source: National Infrastructure Commission 2016)



MK Station  
🚆

MK:U

10 mins to  
MK Station  
🚶

The Hub

EXCHANGE  
HOUSE

4 mins  
to intu  
🚶

intu  
Centre:MK





Being the centre point between London, Birmingham, Oxford and Cambridge, this impressive connectivity affords direct access to a population of 18 million within a 1 hour drive time.

The town benefits from excellent road connections being adjacent to the M1 (Junction 14) which links to the M25 (Junction 21/21A) to the south and in turn the national motorway network. The A5 dual carriageway runs north-west to south-east through Milton Keynes enabling direct access to key towns in the surrounding area.



Milton Keynes Central railway station is a bustling station with regular services to London Euston, Birmingham New Street and Manchester Piccadilly hourly.

Rail	Mins
London Euston	33
Oxford	40
Cambridge	40
Birmingham New Street	53
Manchester Picadilly	95

Road	Miles
M1 (J14)	3
M1 (J15)	8
Oxford	40
Cambridge	49
Birmingham	71

Airports	Mins
London Luton	30
London Heathrow	70
East Midlands	75
Birmingham International	77
London Stansted	86
London Luton	93

Surrounding Area

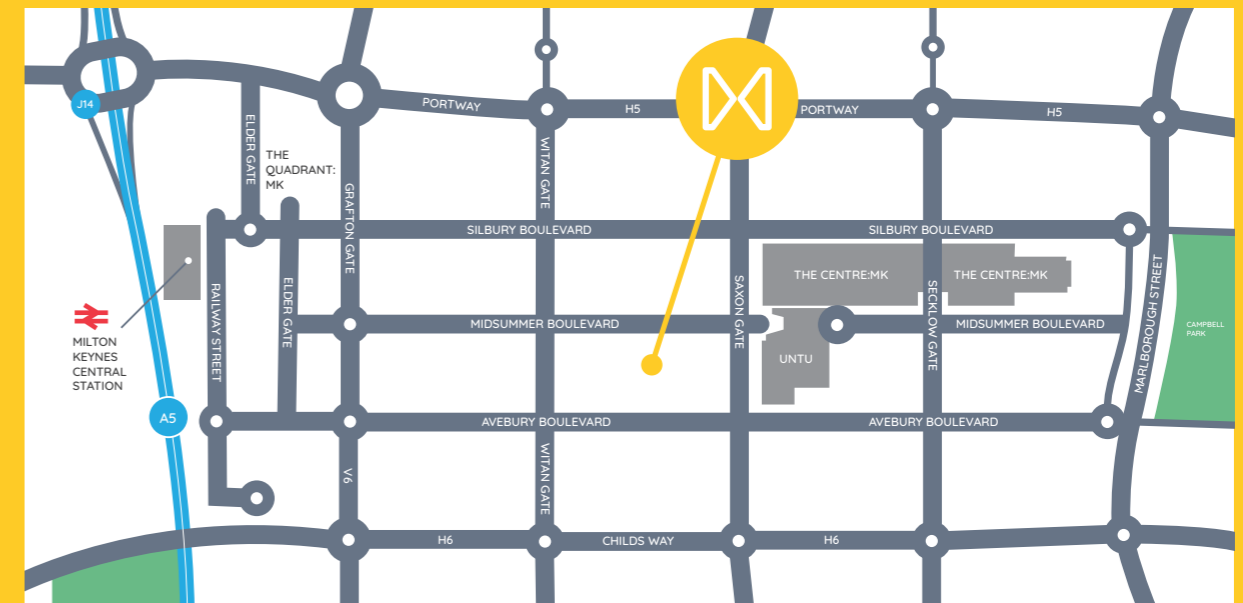


- 1 Silverstone Park
- 2 Woburn Golf Course
- 3 Daytona Racing
- 4 Stowe School
- 5 MK Dons
- 6 Willen Lake
- 7 Campbell Park Cricket
- 8 Pagoda at Willen Lake
- 9 Woburn
- 10 Paris House Restaurant

Local Occupiers



Milton Keynes



# IT ALL WORKS TOGETHER.



An ever changing business, retail and leisure destination just 30 minutes on the train from London, Milton Keynes has something for everyone. That may be a spot of food at one of the numerous quality restaurants, high adrenaline experiences such as skiing, indoor sky-diving or simply enjoying the vast shopping centres, it has it all".



Akasaka



Intu Shopping Centre



Xscape Milton Keynes



Middleton Steak House



- Two independent restaurants (Japanese and Steak) and a coffee shop within Exchange House
- The 1.79 million sq ft thecentre:mk / Intu Shopping Centres with in excess of 200 stores anchored by John Lewis, Marks and Spencer and Debenhams alongside restaurants cafes and bars is only a few minutes walk away
- The Hub including such restaurants as Browns, GBK, Pizza Express, Loch Fyne and Brasserie Blanc is also located in close proximity
- Bannatyne Health Club and Spa having undergone a recent refurbishment is situated next door to Exchange House
- A range of international quality hotels are located nearby
- Xscape Milton Keynes an integrated sports, leisure and retail complex provides indoor skiing, skydiving and rock climbing for all those adrenalin junkies



Intu Shopping Centre



Gourmet Burger Kitchen

thecentre:mk / Intu Shopping Centres with over 200 stores anchored by John Lewis, Marks & Spencer and Debenhams alongside restaurants cafes and bars.



Intu Shopping Centre

# PLACE MEETS SPACE

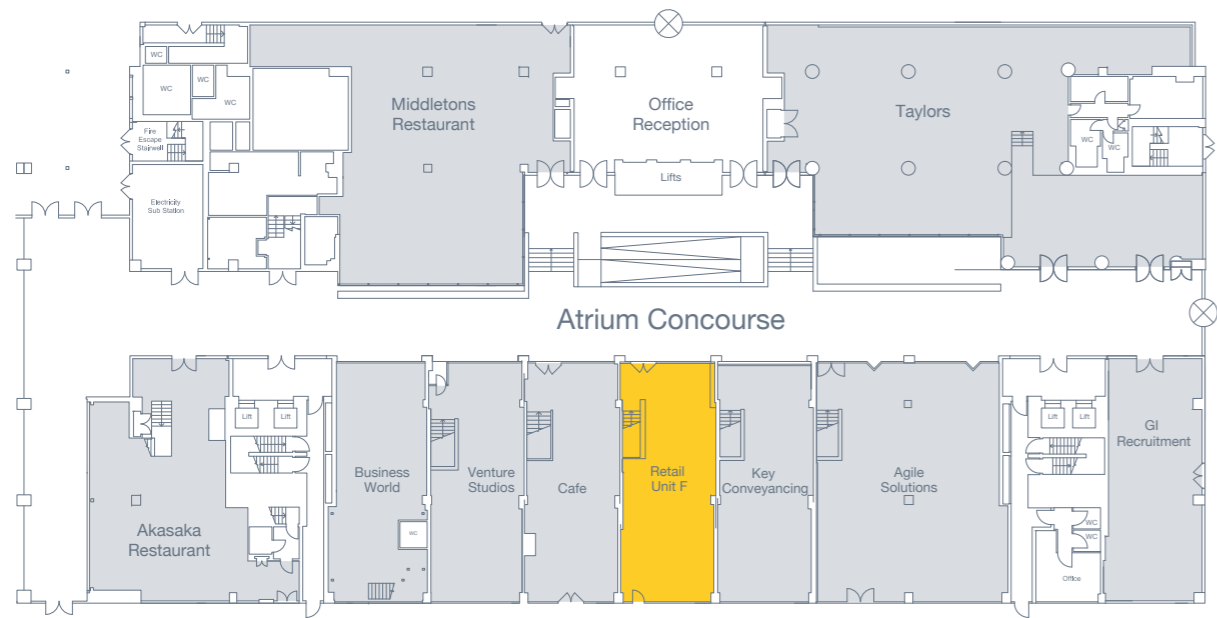


An extensive refurbishment has been carried out across the whole building to include a new reception, new VRF air conditioning, metal tile ceilings, LED lighting and full access raised floors.



# GROUND FLOOR PLAN

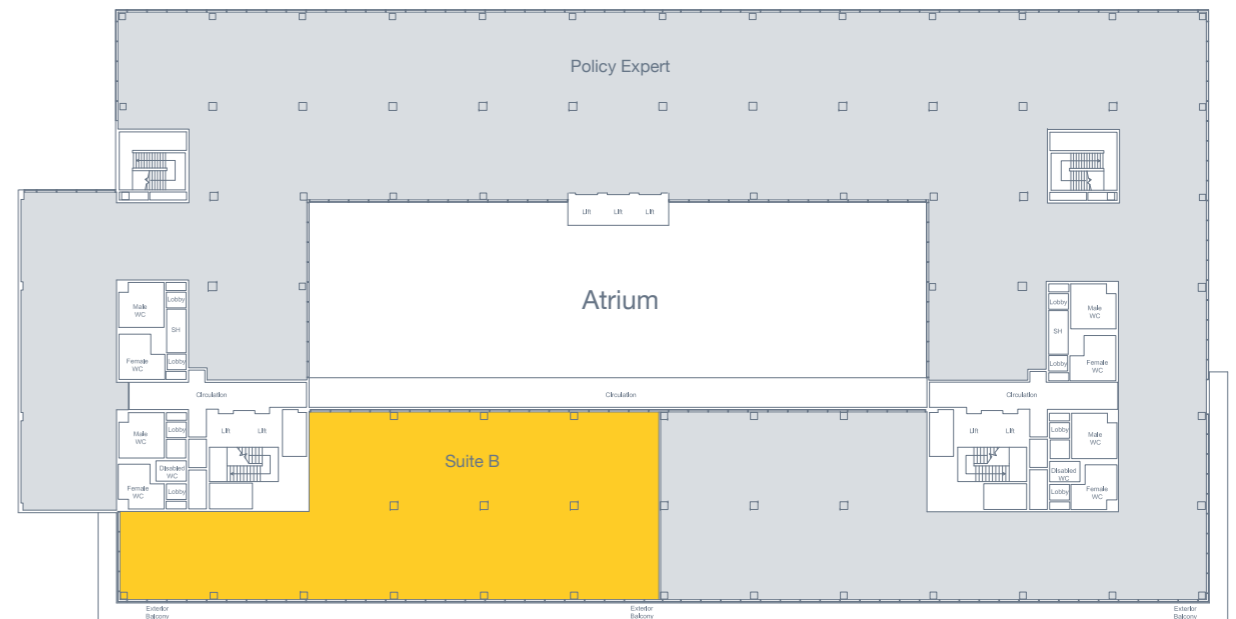
Up to 1,782 sq ft available



Available Space

# FIRST FLOOR PLAN

Up to 4,934 sq ft available



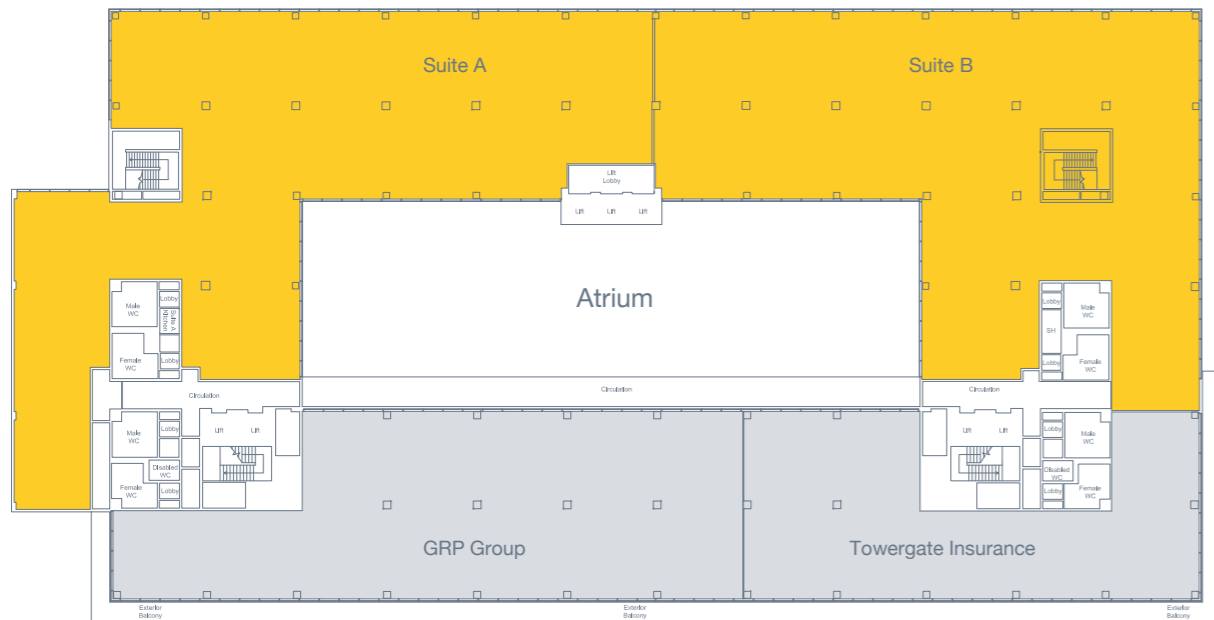
Available Space



# THIRD FLOOR PLAN

Up to 17,545 sq ft available

(Suite A - 9,018 sq ft / Suite B - 8,527 sq ft)

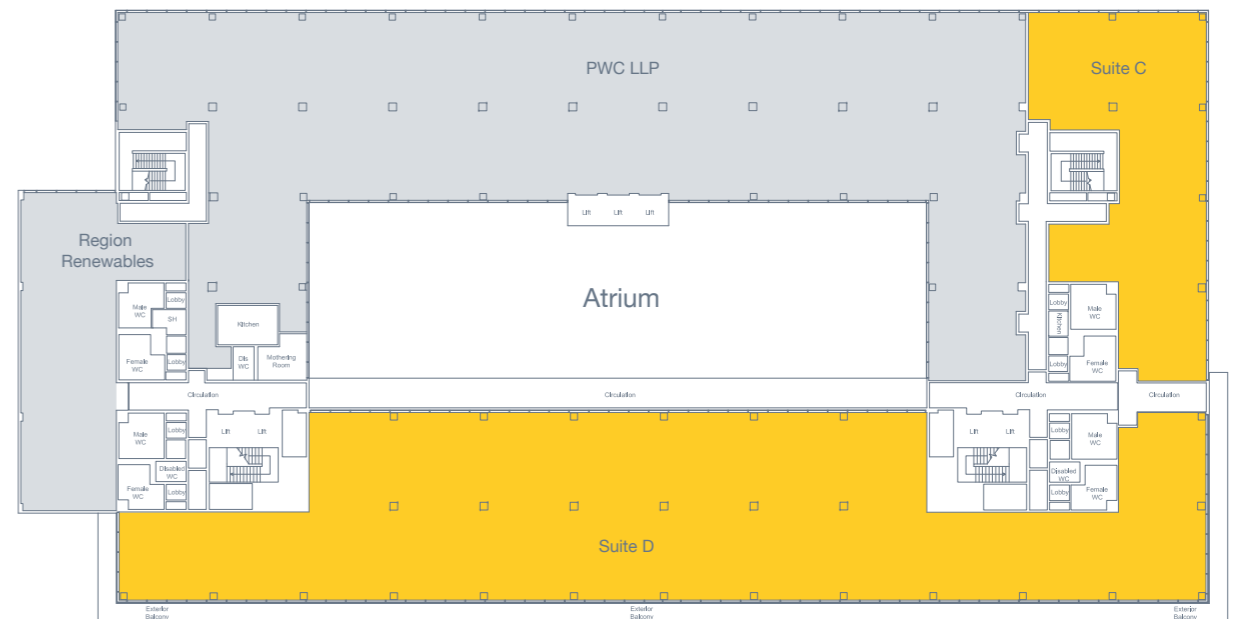


Available Space

# FOURTH FLOOR PLAN

Up to 12,711 sq ft available

(Suite C - 2,796 sq ft / Suite D - 9,915 sq ft)



Available Space

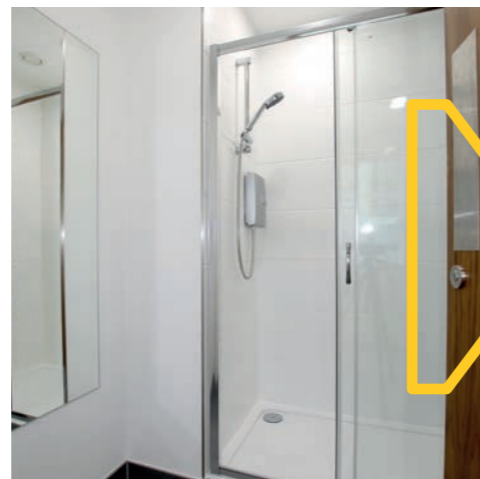
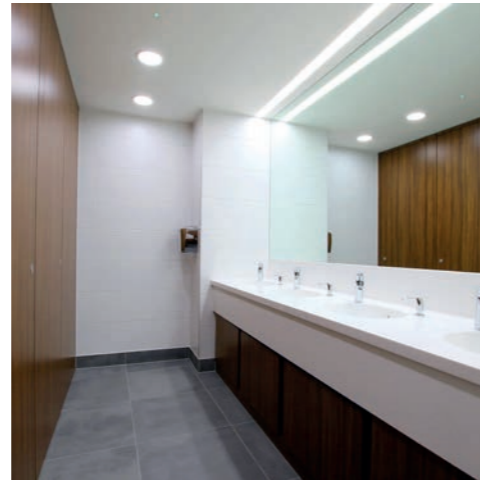




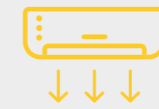
# SPECIFICATION



The building has been refurbished to meet the requirements of the occupier with particular emphasis on building efficiency coupled with a Grade A specification which includes the following:



New shower facilities



New VRF air conditioning



PIR controlled flat panel LED lighting



EPC Rating - B



Bicycle storage



Remodelled main reception with feature desk and lighting



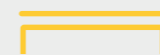
New business lounge within atrium with wifi connectivity



Potential for fifth floor roof terraces



On site car parking



All-new carpeting and full access raised floors



Upgraded WC's



New ceiling grid with perforated metal tiles



New Electrak system installed



7 Lifts, 3 x 10 person and 4 x 13 person



24 Hour access and on site security team

# GET IN TOUCH



Matt Willcock  
matt.willcock@cbre.com  
020 7182 2491

Jessica Bodie  
jessica.bodie@cbre.com  
020 7182 2491



Jonathan Whittle  
jonathan@louchshacklock.com  
01908 224 763

Chris McClure  
chris@louchshacklock.com  
01908 224 760



Ryan Dean  
rdean@lsh.co.uk  
020 7198 2269

Tom Harker  
tharker@lsh.co.uk  
01908 544 905

## Exchange House

Midsummer Blvd,  
Milton Keynes,  
MK9 2EA



Misrepresentation Act 1967. Unfair Contract Terms Act 1977 The Property Misdescriptions Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. June 2023



[www.exchangehouse-mk.uk](http://www.exchangehouse-mk.uk)