

Genesis - a fully regenerated,
landmark HQ building in
the centre of Milton Keynes.





A uniquely transformed office building of 48,000 sq ft for forward-thinking businesses.



Modern,
bespoke
design
features.

SPECIFICATION

A standout office building created for a new generation.

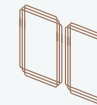
This redeveloped Grade A building is at the beginning of a new journey, breathing life into this distinctive growth hub.

Centred around a stunning, spacious reception area and communal co-working lounge, the building provides 5 upper floors of flexible office space filled with natural light due to the impressive full height glazing.

Features include:



A new fifth floor
with expansive views



Striking new
high performance
building envelope



Ground floor café
and co-working lounge



Excellent daylight and
low energy LED lighting



New heat recovery
air conditioning



Raised floors and
exposed services



Target BREEAM 'Very Good'
/ EPC Rating B



Secure cycle storage
with drying facilities

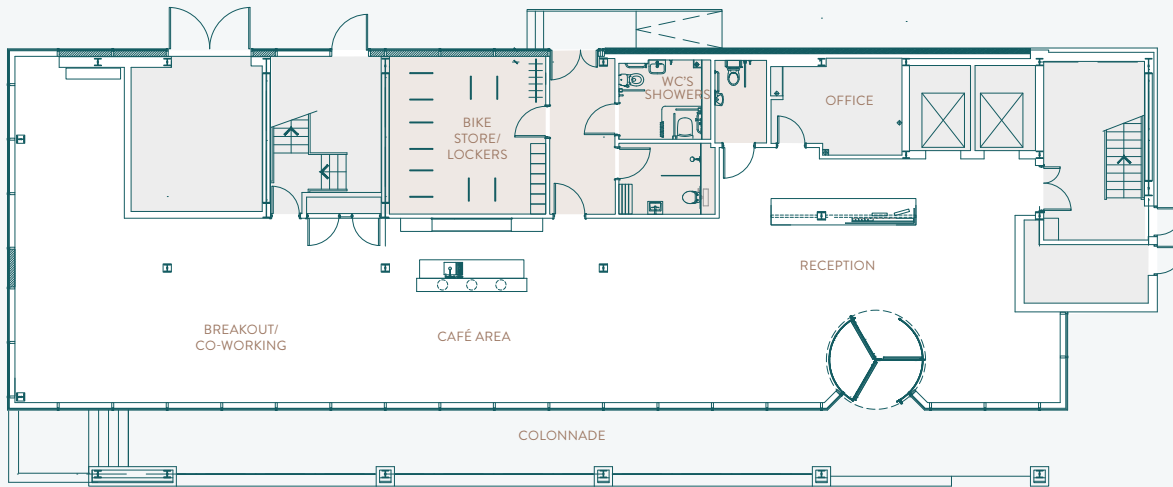


New WCs
and showers



Full flexibility to accommodate a wide range of requirements from 3,025 to 48,000 sq ft.

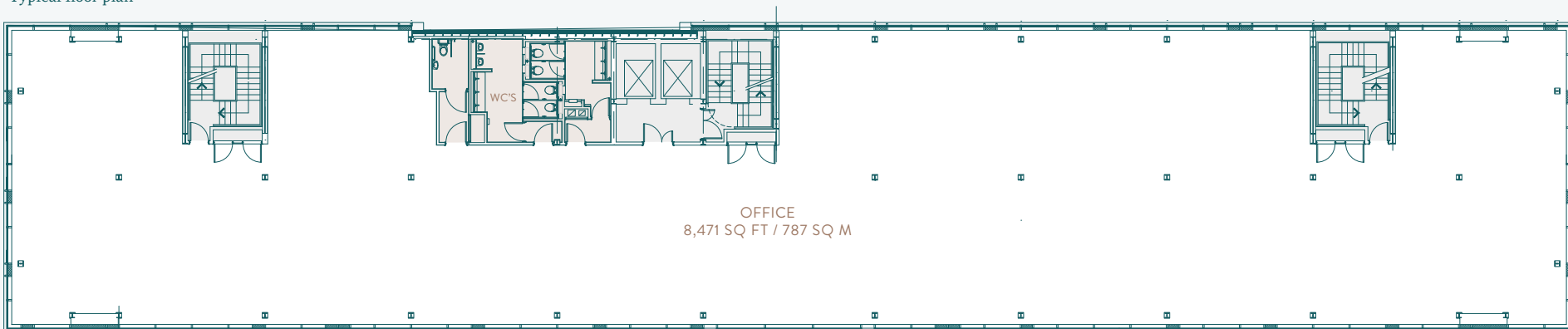
RECEPTION

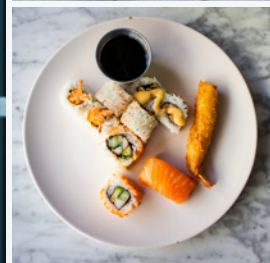


FLOORS	SQ FT	SQ M
Fifth floor	8,471	787
Fourth floor	8,471	787
Third floor	8,407	781
Second floor	8,471	787
First floor	8,407	781
Ground floor west wing	2,085	194
Ground floor east wing	3,025	279
Reception	354	33
TOTAL	47,691	4,429

FOURTH FLOOR

Typical floor plan





AMENITIES

More than just a place to work. A modern city for lifestyle working.

Leisure facilities and green spaces in and around Central Milton Keynes are in abundance, and the retail offering is as good as any.

Central Milton Keynes boasts an INTU centre and thecentre:MK with some of the UK's leading retail outlets. When it comes to food, there are many cafés, bars and restaurants to choose from. Indian, Pan-Asian and Caribbean brings a splash of colour and spice into the mix. All of the lunchtime favourites are close by, including Pret, Starbucks, Yo Sushi and Café Rouge to name a few.

FOOD & BEVERAGE

- Ask Italian
-
- Byron Proper Burgers
-
- Carluccios
-
- Costa
-
- Meat Me Bistro
-
- Nando's
-
- Pret
-
- Wagamama
-
- Yo Sushi
-
- Pizza Express
-
- Starbucks

RETAIL

- Apple Store
-
- Debenhams
-
- Hobbs London
-
- House of Fraser
-
- John Lewis
-
- Jigsaw
-
- Kurt Geiger
-
- M&S
-
- Zara
-
- Jack Wills
-
- The White Company
-
- Paperchase
-
- Waterstones

LEISURE

- Champneys Health Spa
-
- Planet Ice
-
- Xscape MK
-
- Willen Lake
-
- Santander Cycles MK
-
- Mountain Bike Trails
-
- Bannatyne Health Club & Spa
-
- The Gym
-
- PureGym
-
- Nuffield Health
-
- Fitness Space

Just 97 steps
from The Hub
and 661
steps from
thecentre:MK



- Xscape MK
- The Casino MK
- The Snowboard Asylum
- iFLY Indoor Skydiving
- Nuffield Health
- ASK
- Wagamama
- Coal Grill & Bar

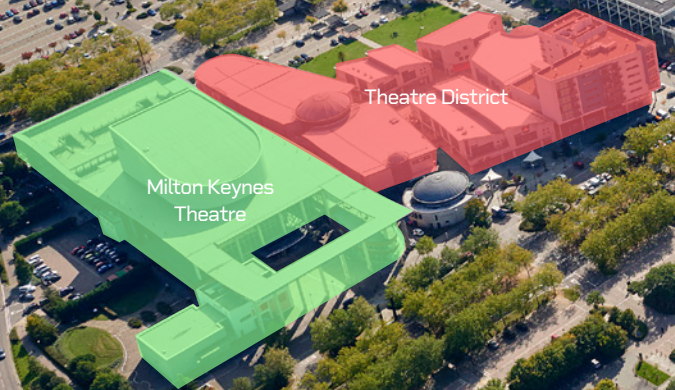
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|-------------|----------------|-------------|
| Debenhams | New Look | Lush |
| H&M | Zara | Dune |
| Apple | BOSS | HIND |
| Superdry | Oasis | Toni & Guy |
| Foot Locker | Thackeray's | Starbucks |
| Gap | HOBBS | Pret |
| Hollister | Waterstones | Café Italia |
| Levis | Office | Barclays |
| Schuh | TM Lewin | HSBC |
| Topshop | Timberland | Santander |
| Topman | Miss Selfridge | |

- | | |
|-----------------|-------------|
| Zizzi | Subway |
| Nando's | Turtle Bay |
| Banana Tree | All bar one |
| Brasserie Blanc | Be At One |
| Pizza Express | Las Iguanas |
| Brown's | Travelodge |
| Brewdog | Jury's Inn |

MK Central Station



Snozone



Theatre District

Milton Keynes Theatre



INTU Centre

Centre:MK

Centre:MK



The Hub



Fred Roche Gardens

- | | | |
|-------------------|----------------|--------------------|
| John Lewis | Kurt Geiger | Krispy Kreme |
| House of Fraser | Next | Patisserie Valerie |
| Marks and Spencer | River Island | Pizza Express |
| TK Maxx | Jigsaw | Pizza Hut |
| Waterstones | Primark | Prêt à Manger |
| WHSmith | Sketchers | ShakeAway |
| Paperchase | ASK Italian | Starbucks Coffee |
| Smiggle | Burger King | Urban Dhaba |
| Cath Kidston | Byron - Proper | Wagamama |
| Boots | Hamburgers | YO! Sushi |
| HMV | Cafe Rouge | Hotel Chocolat |
| Monsoon | Caffè Nero | McDonalds |
| Footasylum | Carluccio's | Nando's |
| House of Fraser | Costa Coffee | New Moon |
| JD Sports | Greggs | |

THE FUTURE

Internationally recognised for education and tech innovation.

From global headquarters to the likes of Mercedes Benz and Santander, to a vast array of inventive start-ups using cutting-edge technology, Milton Keynes is very much a forward-thinking city, designed for growth.

It's no surprise that it continues to grow at an impressive rate. Milton Keynes has Smart City status and will be an exemplar resource-efficient city with renewable energy sources and sustainable systems.

A home-grown talent pool is growing all the time, thanks to excellent education opportunities and a host of skills, training and apprenticeship initiatives to support local employers. A large number of businesses in MK have taken advantage of the support available and there are some fantastic examples of businesses leading the way with their positive approaches to skills, apprenticeships and developing their employees.

Population expected to double in the next

30 years

Business economy worth over

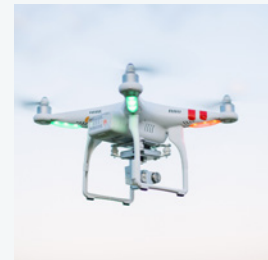
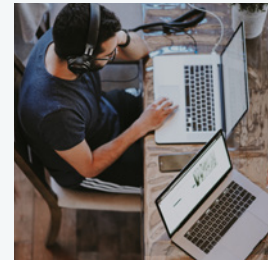
£12
billion

Ranked as one of the top cities for employment growth in the

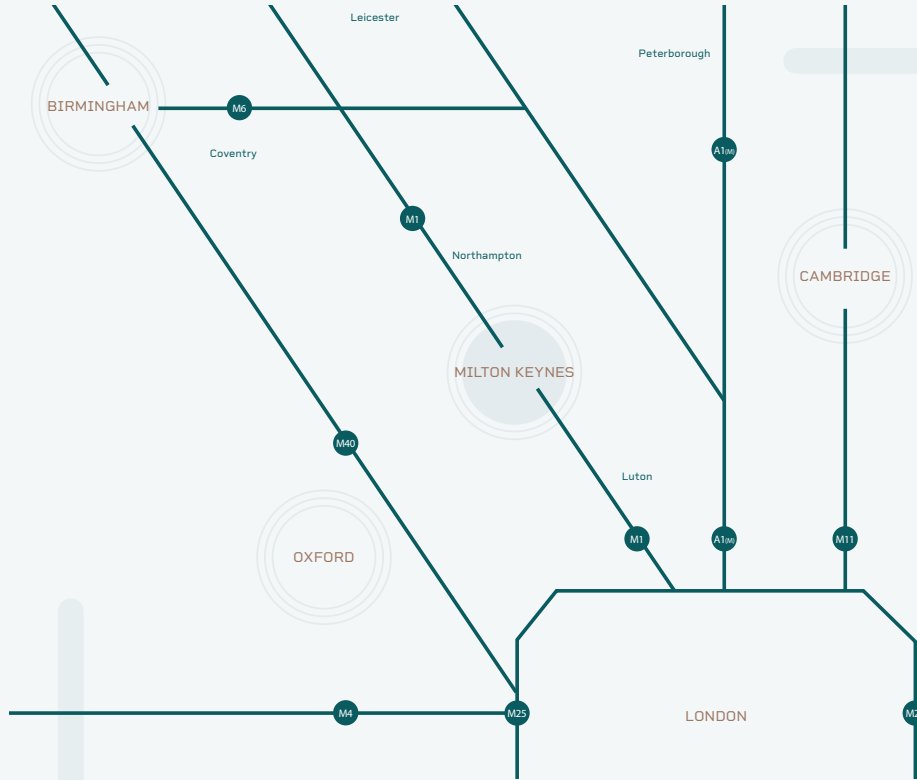
UK

The business base increased by over

34%
between 2010-16



A city shaped by technology and innovation.



CONNECTIONS

Well located, MK is well and truly ‘on the map’.

A city that has been strategically designed for growth in a location with incomparable connectivity.

Milton Keynes is strategically situated on the Oxbridge Growth Corridor and is due to benefit from significant infrastructure improvements, development and inward investment into Central Milton Keynes. Frequent trains run into central London, within reach in just 33 minutes.



25
miles
to Luton
Airport

33
mins
by rail to London
Euston Station

04
miles
to the M1,
Junction 14

55
miles
to Heathrow
Airport

40
mins
to Birmingham
International Airport

98
mins
by rail to
Manchester Station

40
bus routes
in and around
Milton Keynes

200
miles
of Redway
cycle routes

03
train stations
covering multiple
directions

GENESIS

MILTON KEYNES

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