



THE  
**PINNACLE**  
MK


[the-pinnacle.co.uk](http://the-pinnacle.co.uk)





# THE LANDMARK OFFICE BUILDING





# 12,500 sq ft 3RD FLOOR

GRADE A OFFICE SPACE

THE PINNACLE \\ CENTRAL MILTON KEYNES \\ MK9 1FD

**G IN CENTRAL MILTON KEYNES**

# IN CONTROL

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The Pinnacle totals 190,000 sq ft and comprises two adjoining “L” shape buildings (Building A and Building B) each providing two wings of accommodation arranged around a central courtyard. The property is arranged over basement, lower ground, ground and seven upper floors.

The property benefits from the following specification:



**4-PIPE FAN  
COIL AIR  
CONDITIONING**



**FULLY  
ACCESSIBLE  
RAISED FLOORS**



**LED ENERGY  
EFFICIENT  
LIGHTING**



**PROPOSED  
CAFE**



**CENTRAL BUSINESS  
LOUNGE AND BREAK  
OUT FACILITY**



**BICYCLE  
STORAGE**



**MALE, FEMALE  
AND DISABLED  
WC'S**



**3 X 13 PERSON  
PASSENGER  
LIFTS**



**SHOWER  
FACILITIES**



**24/7 SECURITY  
AND ACCESS**



**EPC RATING  
B47**



**14 ON SITE CAR  
SPACES**

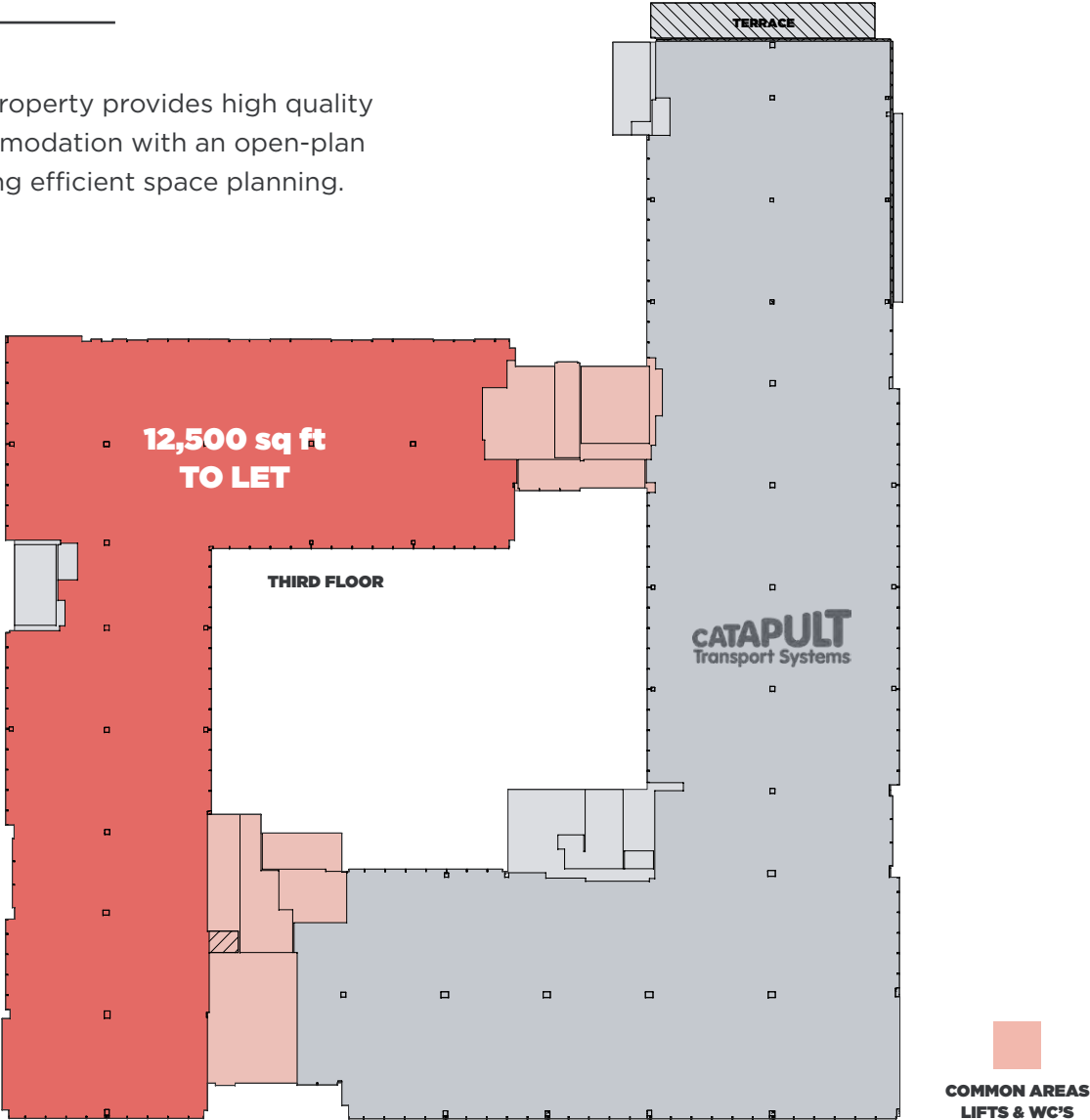


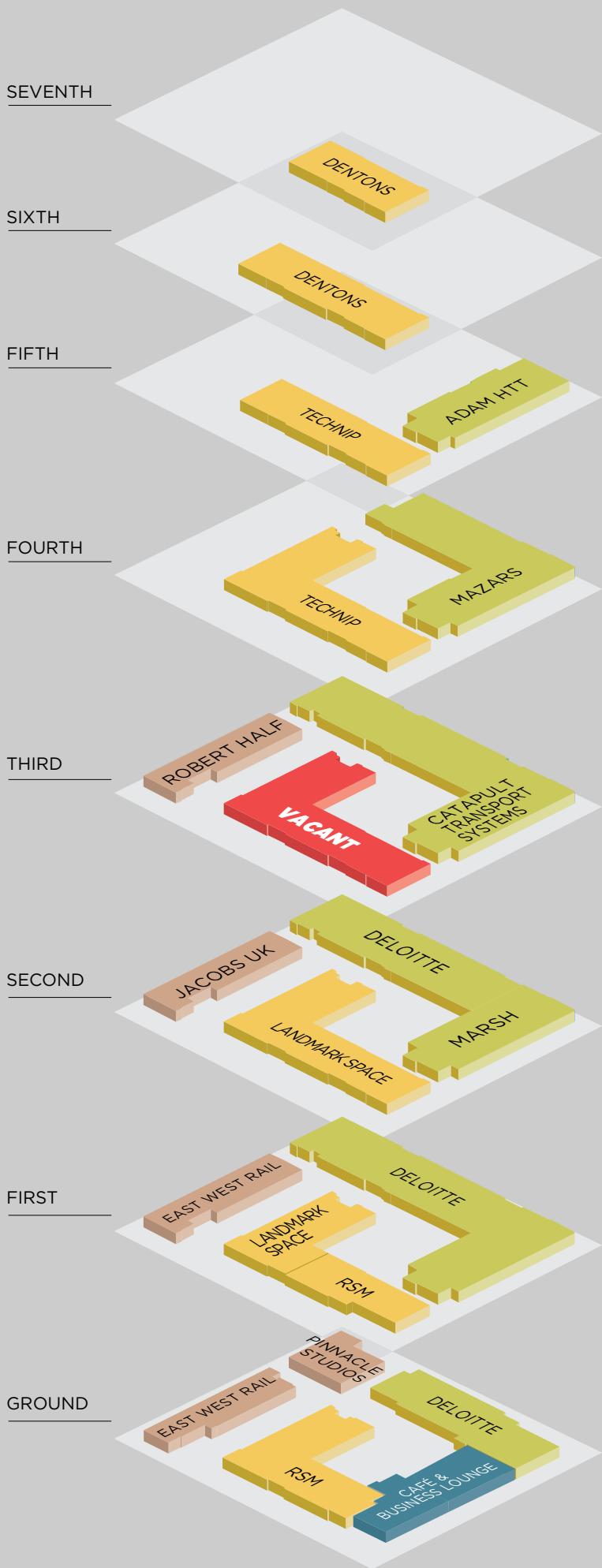




# INSIDE STORY

Internally, the property provides high quality Grade A accommodation with an open-plan layout facilitating efficient space planning.





- **12,500 sq ft TO LET**
- Building A
- Building B
- One Grafton Mews
- Café & Business Lounge







# **BUSINESS LOUNGE & CAFE**

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## **BRINGING THE COFFEE CULTURE TO THE WORKPLACE**

A NEW CAFE WITH A HIGH QUALITY FOOD OFFERING  
TO SUPPORT THE TENANTS AND THEIR STAFF.

LOCATED ALONGSIDE THE BUSINESS LOUNGE  
(TENANT ONLY BREAKOUT SPACE) IT PROVIDES A  
CONTEMPORARY, VIBRANT FOCAL POINT FOR THE  
OCCUPIERS OF THE BUILDING.





# IN THE PERFECT LOCATION

Milton Keynes is at the centre of the 'UK Growth Corridor' and is well-placed to benefit from resulting future business growth with its continued success being declared a 'national priority' by the National Infrastructure Commission.

As the centre point between London, Birmingham, Oxford and Cambridge, this extraordinary 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.







RANKED  
**2<sup>ND</sup>**  
BEST PLACE  
TO WORK  
IN THE UK



**-31%**  
LABOUR COSTS  
COMPARED TO  
LONDON (AVERAGE)



WITHIN  
**1 HOUR**  
OF LONDON &  
BIRMINGHAM BY TRAIN



**60%**  
LABOUR POOL  
QUALIFIED TO  
DEGREE LEVEL



**1.1%**  
SUSTAINED LOW  
UNEMPLOYMENT  
RATE



DIRECT ACCESS TO  
**18 MILLION**  
PEOPLE WITHIN  
A 1 HOUR DRIVE TIME



# IN NO TIME AT ALL

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Milton Keynes Central railway station serves as a central hub for a number of routes with regular services to London Euston, Birmingham New Street and Manchester Piccadilly. On an average weekday there are 216 trains travelling to London Euston through Milton Keynes Central with a fastest journey time of 34 minutes.

Milton Keynes is within easy reach of the UK's international airports and is in close proximity to Heathrow, Luton, Stansted and Birmingham.



## RAIL

|                       |         |
|-----------------------|---------|
| London Euston         | 34 mins |
| Birmingham New Street | 53 mins |
| Manchester Piccadilly | 98 mins |

Source: National Rail Enquiries



## ROAD

|                    |         |
|--------------------|---------|
| M1 Junction 14     | 5 mins  |
| M25 Junction 21    | 35 mins |
| Central London     | 50 mins |
| Central Birmingham | 70 mins |
| Oxford             | 60 mins |
| Cambridge          | 65 mins |

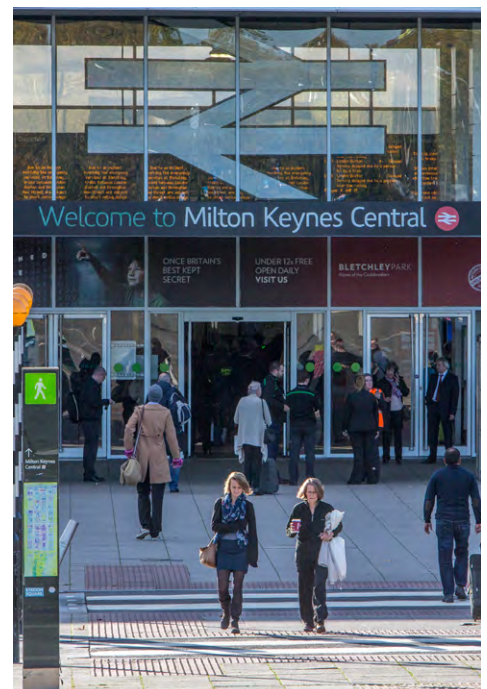
Source: The AA



## AIRPORTS

|                          |         |
|--------------------------|---------|
| London Luton             | 35 mins |
| Birmingham International | 65 mins |
| London Heathrow Airport  | 60 mins |
| East Midlands            | 65 mins |
| London Stansted          | 70 mins |

Source: The AA





**NETWORK RAIL**

**TRAVELODGE**

**HANDELSBANKEN**

**LOYDYS**

**SANTANDER**

**DHL**



**MILTON KEYNES CENTRAL**



**A5**



JURYS INN

PWC

CENTRE:MK

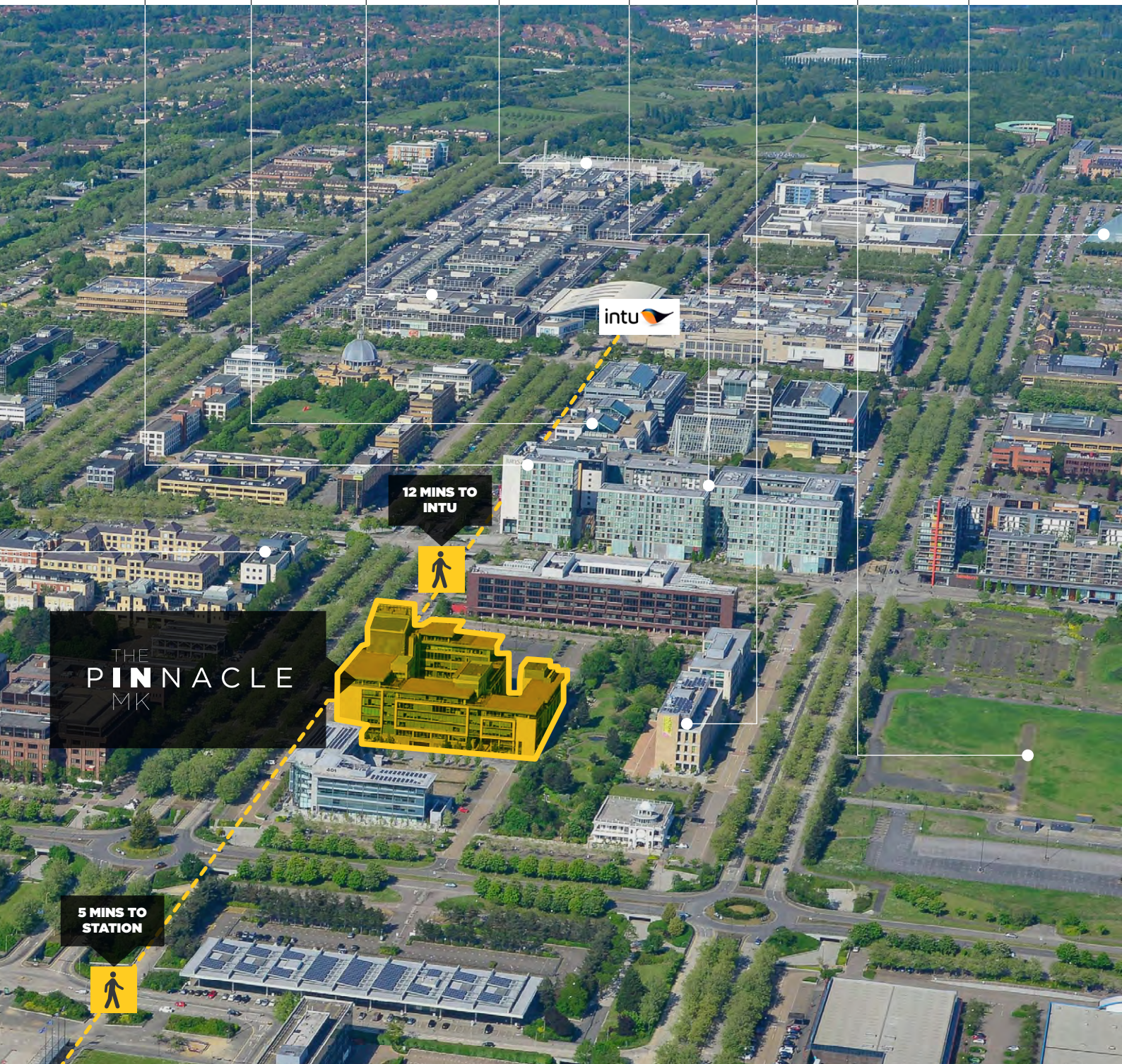
JOHN LEWIS

THE HUB

GRANT THORNTON

MK:U

XSCAPE



THE PINNACLE MK

12 MINS TO INTU

5 MINS TO STATION

LEADING EMPLOYERS WHO HAVE CHOSEN TO LOCATE HERE INCLUDE:



# IN THE ZONE

## SHOPPING

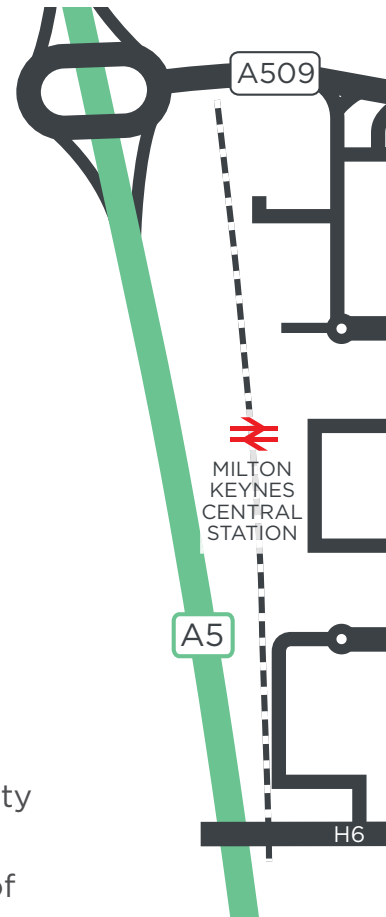
The centre:MK and Midsummer Place create one of the largest shopping centres in Europe with top department stores and high street favourites as well as independent shops.

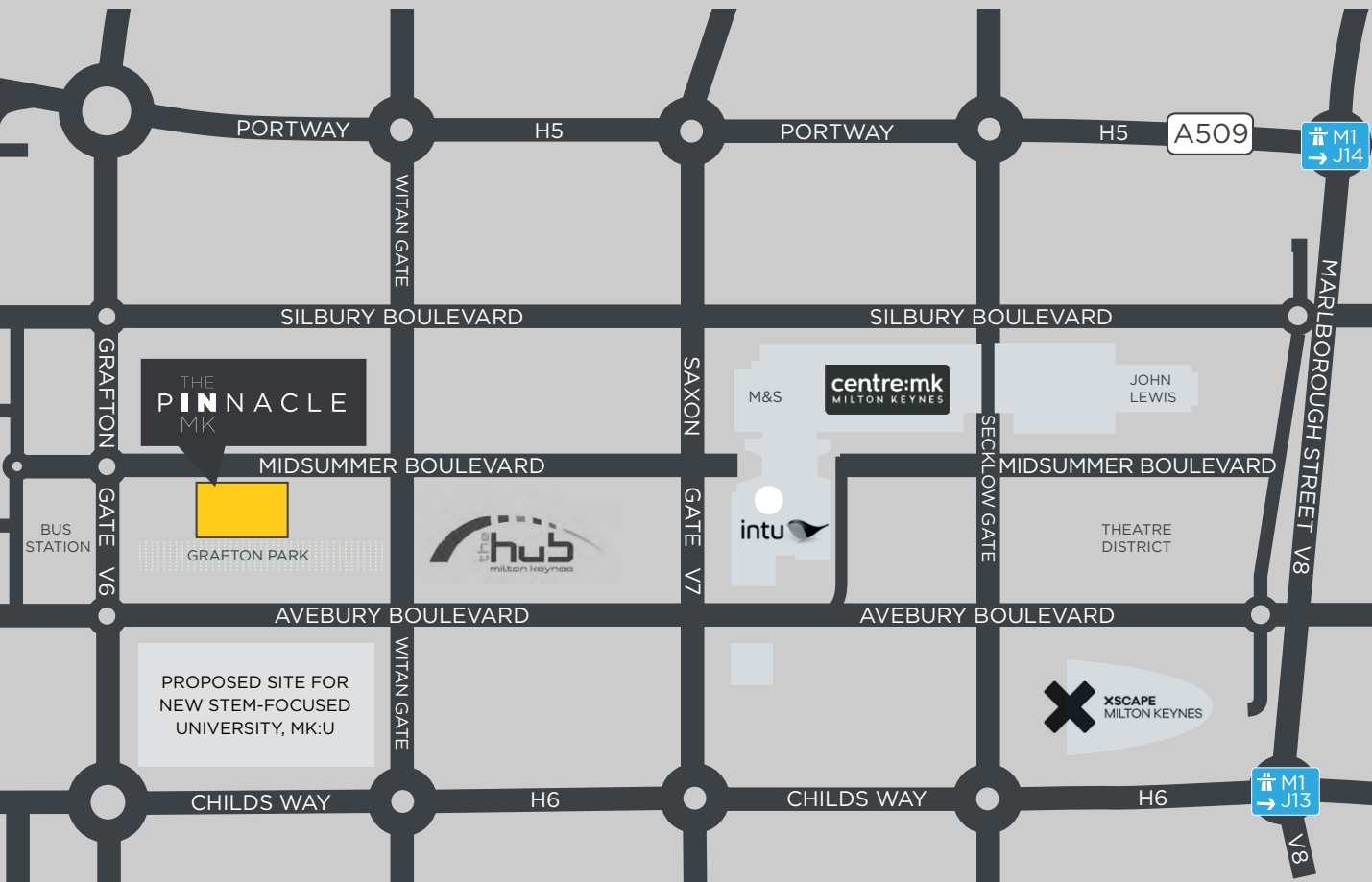
## RESTAURANTS/CAFÉS

MK is a gastronomic dining experience with 350 restaurants and Campbell Park offers a green oasis within the city centre for those preferring a picnic in their lunch hour.

## SPORTS & LEISURE

The Xscape complex is a short walk away. An extensive leisure facility comprising Snozone a 170m indoor real-snow ski slope, a 16-screen cinema, an indoor sky-diving experience 'iFly' as well as a number of shops and restaurants.





Silverstone Circuit



Xscape

Daytona Racing



John Lewis

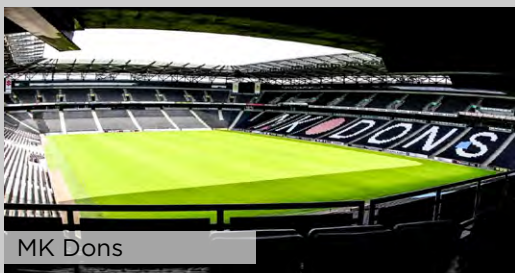
centre:mk



Stowe School



centre:mk



MK Dons



Snozone



Bletchley Park











# GET **IN** TOUCH

For viewing and further information, please contact the agents:

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