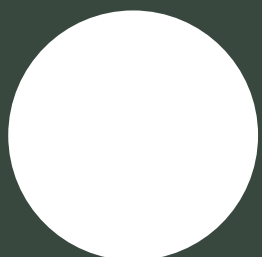


THE AVEBURY

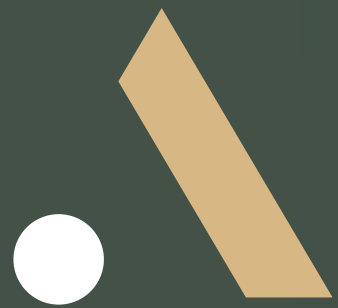
MILTON KEYNES



MK9 1AU

New City Centre
Offices To Let

Best in class fully refurbished
energy efficient workspace with
roof terrace and amenity space.

rrival



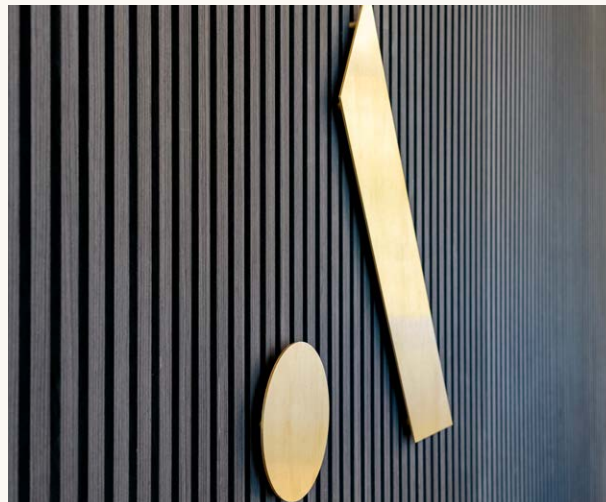


A fresh
approach

A new arrival
experience



A stunning
first impression



A considered specification



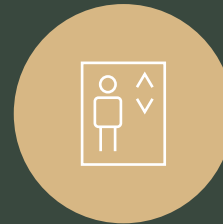
New Grade A specification



New design-led reception



New ground floor tenant breakout



New lifts



EPC Rating A18



Car parking



New energy efficient VRF air-conditioning



2.9m floor to ceiling height



New 190mm raised floors



New energy efficient PIR controlled LED lighting



6 x EV charging points



Fully DDA compliant

Outstanding
contemporary
style



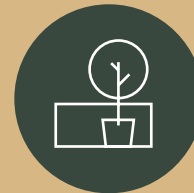


Communal roof terrace



WELLBEING & SUSTAINABILITY

Enhanced occupier wellbeing



Communal roof terrace



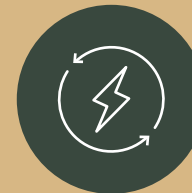
Targeting BREEAM 'Excellent' rating



EPC Rating A18



30 secure bicycle racks



6 x EV charging points



Showers on all floors



Communal tenant breakout



New full height glazing maximising natural light



Insulation Value: equal or better than Part L

CONNECTIVITY

Getting connected

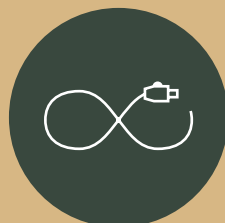
The Avebury is pre-installed and connected to Openreach wayleave and fibre, with up to 1GB bandwidth available to tenants.



Dedicated connectivity manager available



Free guest WiFi within communal ground floor areas and roof terrace



Diverse cable routes and fibre points available



Fixed, competitive pricing available





The Avebury offers bright
and flexible workspace for
all occupiers.

Fully fitted ground floor
suites now let to T-Systems
and Morgan McKinley





Light filled Cat A floors
with excellent floor to
ceiling heights

3rd floor Cat A workspace

ACCOMMODATION

How it all stacks up

Floor	Use	sq m	sq ft
4th	Communal Roof Terrace		
3rd	Office	828	8,919
2nd	Office	898	9,666
1st	Office	892	9,600
Ground	Office (East)	Let to Morgan McKinley	
	Office (West)	Let to T-Systems	
Total	Office	2,618	28,185

All sizes are to the International Property Measurement Standard (IPMS3).

- Office

■ Reception

■ Breakout Lounge

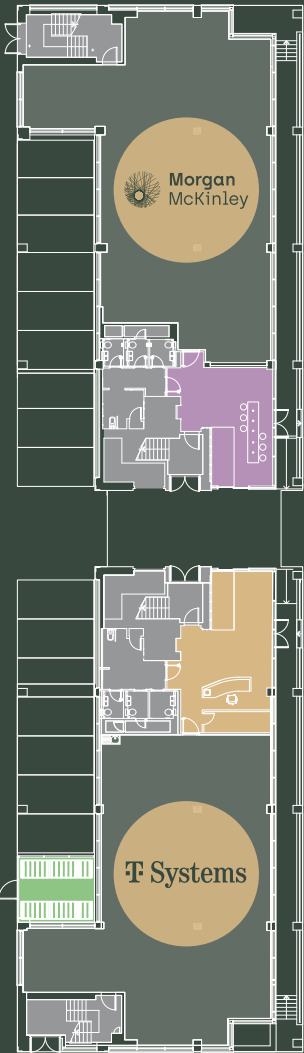
■ Core
- Roof Terrace

■ Plant

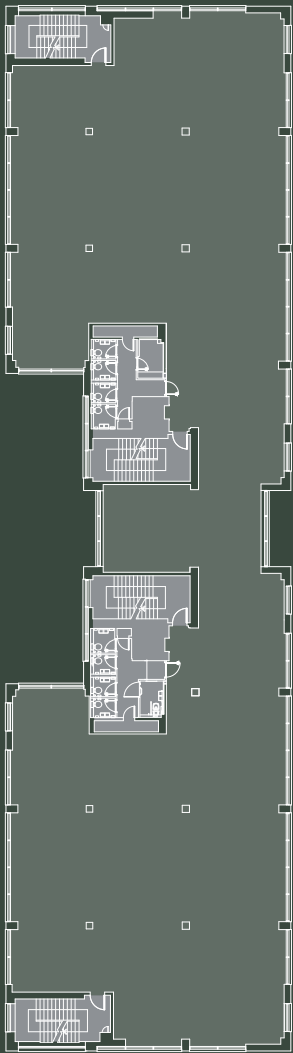
■ Bike Storage

Floor plans not to scale. For indicative purposes only.

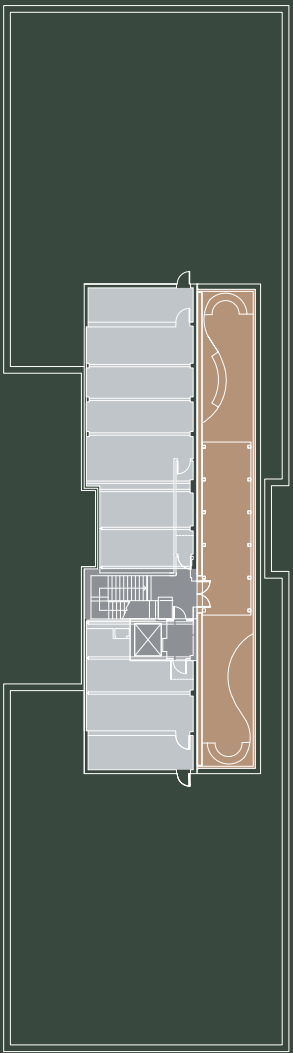
Ground Floor (Let)



1st / 2nd / 3rd Floor



4th Floor





Milton Keynes is a vibrant city –
a retail and leisure destination,
with an extensive range of shops,
restaurants, theatres, entertainment
venues and outdoor spaces.

 **live**



LOCAL AMENITIES

At the centre of it all

Bars & restaurants

- 01 Brasserie Blanc
- 02 Olive Tree
- 03 BrewDog
- 04 Akasaka
- 05 Middletons Steakhouse
- 06 Leon
- 07 Wagamama
- 08 Fourteen Sky
- 09 Brewhouse & Kitchen
- 10 Legend One
- 11 Blossom Room
- 12 Las Iguanas
- 13 Pret
- 14 Thai Modern
- 15 DeRoka
- 16 Browns
- 17 Zizzi
- 18 Bar + Block Steakhouse

Coffee

- 19 Out of Office
- 20 Bogota Coffee Co.
- 21 BV Coffeehouse
- 22 HomeGround
- 23 Starbucks

Leisure

- 24 Nuffield Health
- 25 Snozone
- 26 F45 Training
- 27 Bannatyne Health Club
- 28 The Gym Group

Hotels

- 29 Hotel La Tour
- 30 Moxy
- 31 Holiday Inn
- 32 Premier Inn



LOCAL AREA

An array of local amenities



- 01 De Roka
- 02 BrewDog
- 03 Brewhouse & Kitchen
- 04 Fourteen
- 05 Intu
- 06 Moxy



Milton Keynes is well served by a host of food, retail and lifestyle amenities.

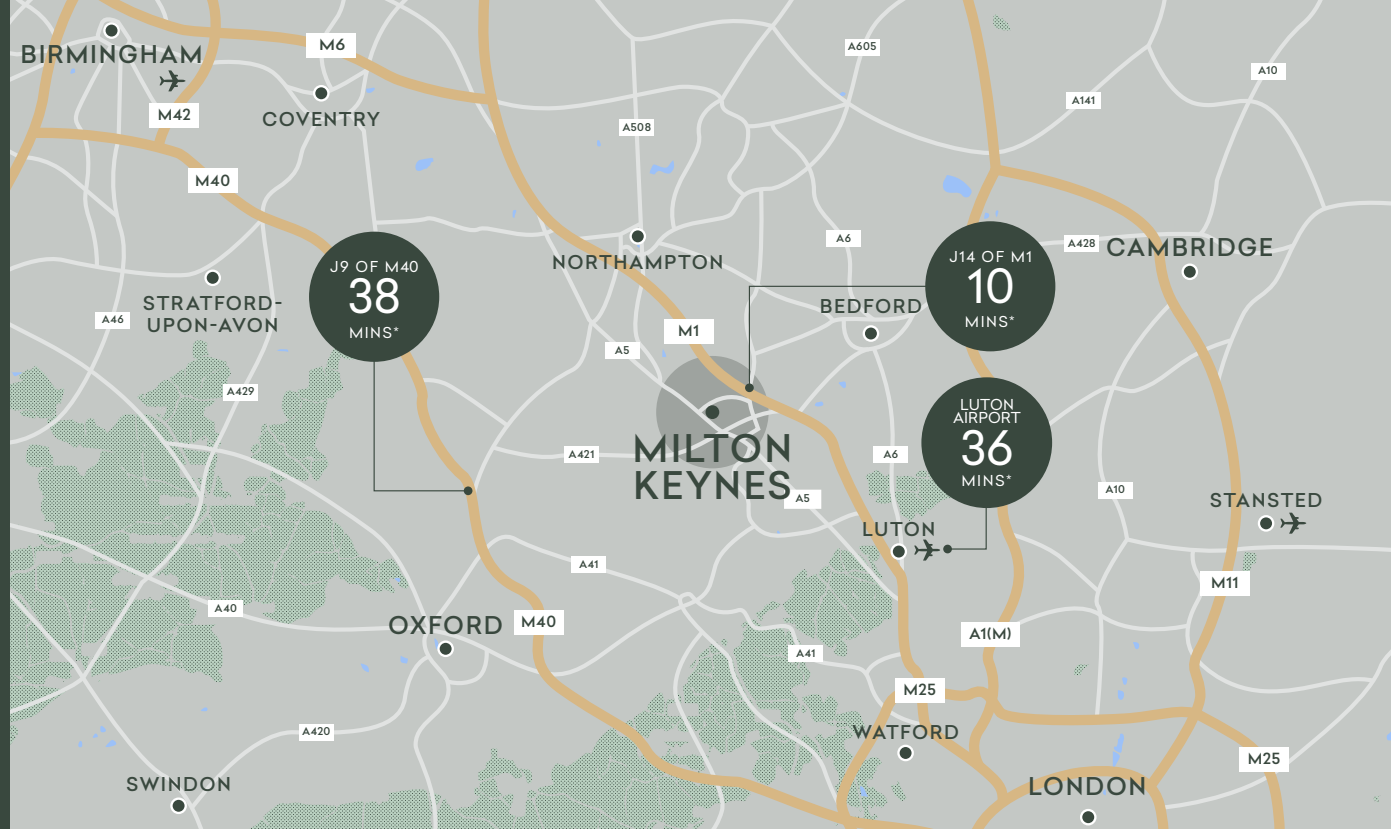
Whether it's for that morning coffee, meeting for lunch, or an evening out, everything you need is on the doorstep.

CONNECTIVITY

Totally connected

Milton Keynes is strategically located at the centre point between London, Birmingham, Oxford and Cambridge.

The area is well served by road networks and rail connectivity to allow tenants a quick and easy commute or journeys further afield.



RAIL

London Euston	34 mins
Birmingham New Street	52 mins
Manchester Piccadilly	2hr 31 mins

Journey time from Milton Keynes Central.
Source: National Rail Enquiries.

ROAD

M1 Junction 14	4 miles
M25 Junction 21	34 miles
Oxford	41 miles
Cambridge	48 miles
Central London	55 miles

Source: The AA

AIRPORTS

London Luton	27 miles
London Heathrow Airport	57 miles
Birmingham International	65 miles
London Stansted	75 miles
London Gatwick Airport	94 miles

Source: The AA

East West Rail

The new fast rail link will directly connect the cities of Cambridge, Milton Keynes and Oxford, cutting current journey times in half.

Phase One from Oxford to Milton Keynes is due to be operational in 2025 and the entire line operational by 2030.

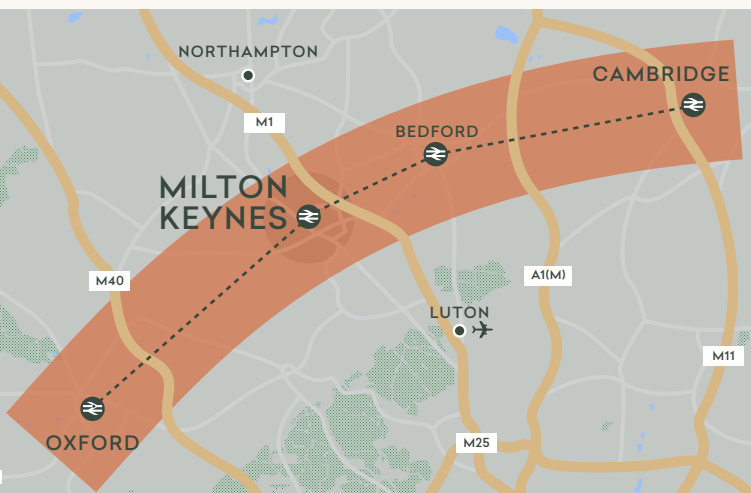


Ready for business

Milton Keynes is at the centre of the 'UK Growth Corridor', stretching across 2.8 million acres and home to some of the UK's most productive and fast-growing cities.

Known as 'The Arc', Milton Keynes is at the centre and is well-placed to benefit from the resulting future business growth with its continued success being declared a 'national priority' by the National Infrastructure Commission.

— UK Growth Corridor (The Arc)
 East West Railway



MILTON KEYNES BENEFITS



Growth

4th fastest growing economy over the next 12 months, growing by £0.5 million and increasing year-on-year by 3.3%.



Population

MK's population is projected to exceed 300,000 by 2027, with the demographic weighted towards the young and working age brackets.



Start it up

Top 10 City for start-ups in the UK, with new business growth of 27% between 2016-2020, ahead of London.



Education

MK:U, the UK's first university focused specifically on technology, engineering and science courses.



UK top five

Recognised as the national hotspot for entrepreneurial activity and ranks in the UK's top five for concentration of high tech and digital SMEs.



Green Energy

The Central Business District is supplied with low carbon district heating and electricity by a Heat and Power (CHP) energy station.



Super connected

Britain's fastest fibre optic network offering up to 1,000 mbps. Full fibre connections are a policy requirement for all new developments.

THE ARC BENEFITS



Qualified

Oxford and Cambridge have the most highly qualified workforce in the UK with c.60% educated to degree level.



Investment

Infrastructure investment and new homes set to create c.1.1m new jobs by 2050.



Universities

Home to two of the top ten universities in the world.



Economy

Supports over two million jobs and adds over £110bn to the economy every year.

Source: investmiltonkeynes.co.uk



Further Information

Viewings

Please contact the joint letting agents.

**bray
fox
smith**

Ian Leather
07860 612 242
ianleather@brayfoxsmith.com

Joss Burrows
07342 341 727
jossburrows@brayfoxsmith.com

Terms

Upon application.

**Lambert
Smith
Hampton**

Tom Harker
07702 884 405
tharker@lsh.co.uk

Ryan Dean
07970 379 054
rdean@lsh.co.uk

Floor Plans



Connectivity Guide



THEAVEBURY.COM

Misrepresentations Act 1967: Whilst all the information in this brochure is believed to be correct, neither the agent nor the client guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. October 2023.

Designed by Cre8te - 020 3468 5760 - cre8te.london