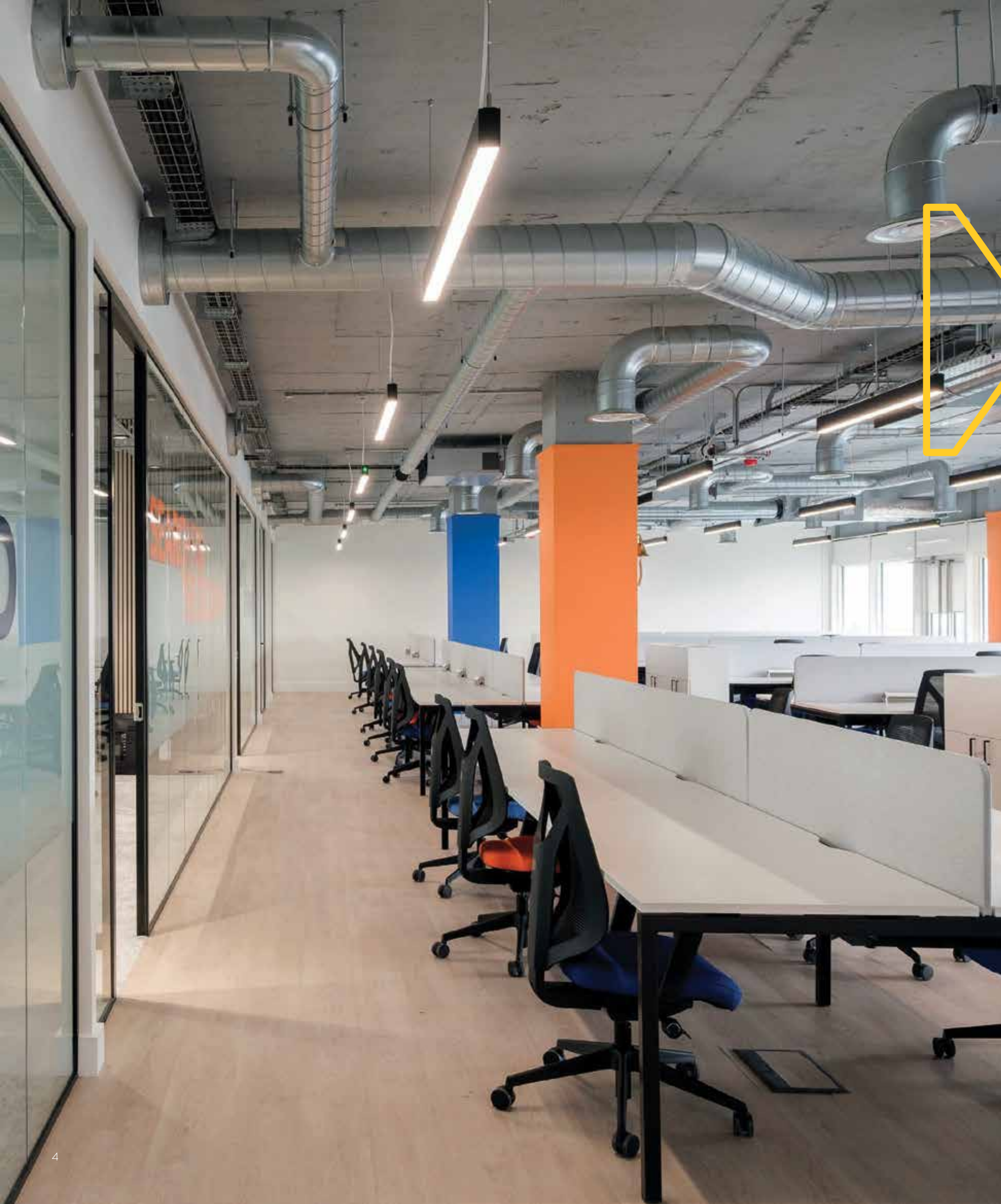




WE ARE EXCHANGE HOUSE.

Exchange House stands tall, a beacon of innovation amidst the vibrant pulse of Milton Keynes. Boasting 150,000 square feet of sleek, freshly redesigned office space, it's a sanctuary for forward-thinking companies, from startups to industry giants. With units ranging from 1,600 to a sprawling 40,000 square feet, it's a canvas for businesses to craft their dreams in the heart of the city's dynamic landscape.





A PLACE FOR BUSINESS



Level	Available Space Sq Ft
Fifth Floor	Eiffage Kier
Fourth Floor	From 2,093 to 15,046 sq ft
Third Floor	From 8,527 to 17,545 sq ft
Second Floor	Up to 1,991 sq ft
First Floor	Up to 4,934 sq ft
Ground Floor	Up to 1,446 sq ft

Key Conveyancing / Agile Solutions



A
PLACE
FOR
COMMUNITY.

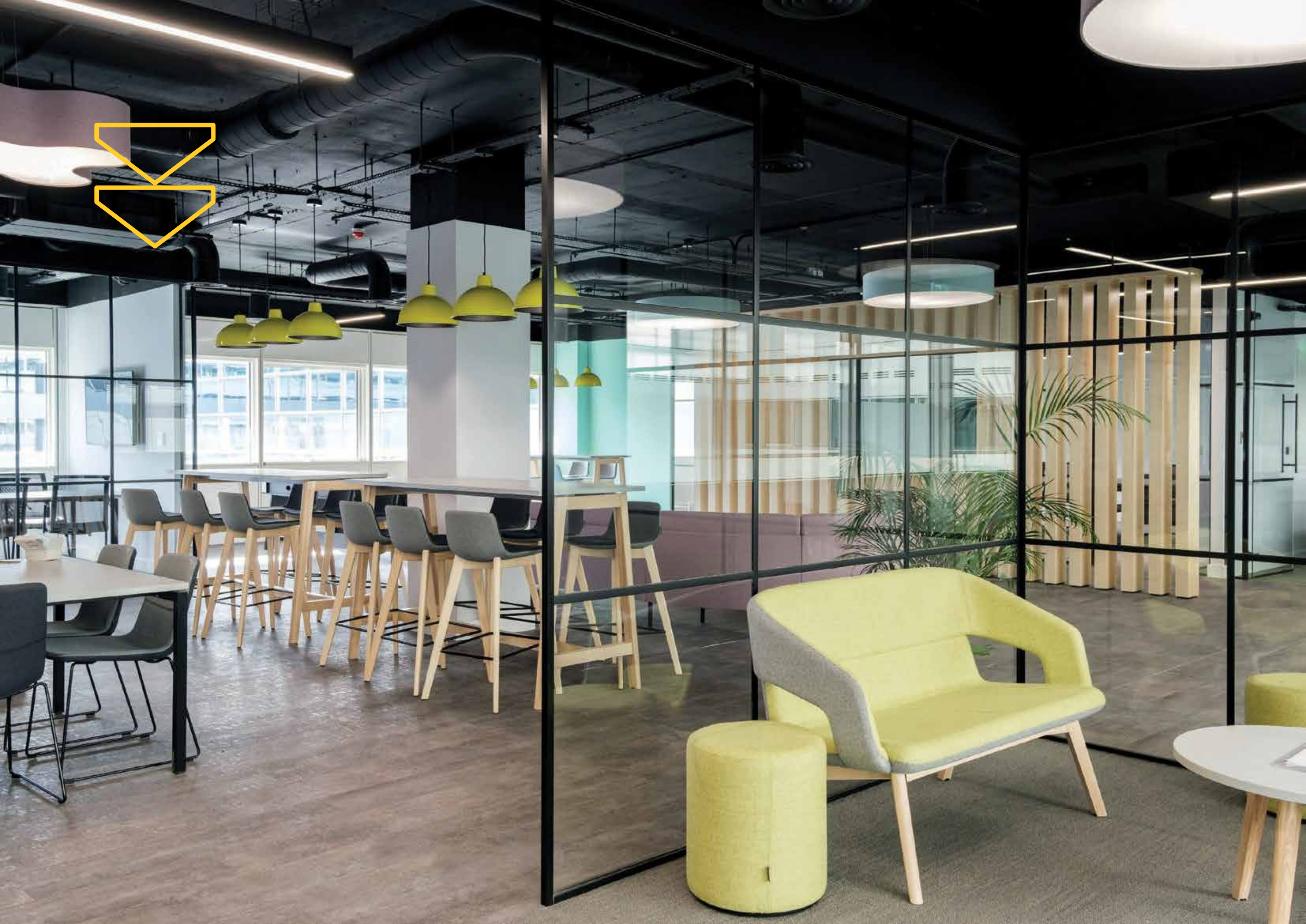
STYLE AT THE HEART OF MILTON KEYNES.



Step into a realm of contemporary elegance. From the reception area to the collaborative workspaces and vibrant community hubs, every corner has been meticulously rejuvenated to reflect the spirit of modernity.

Here, where innovation meets community, businesses flourish in an environment designed for the forward-thinkers of today and tomorrow. Exchange House isn't just a space—it's a statement of the future.





THIS IS MILTON KEYNES.



Nestled at the crossroads of innovation and accessibility, Milton Keynes emerges as a nexus between the bustling hubs of London, Birmingham, Oxford, and Cambridge.

Its strategic location isn't just about geography—it's about connectivity, offering direct access to a staggering population of 18 million within a mere hour's drive. With seamless road connections, including proximity to the M1 (Junction 14) and the A5 dual carriageway, Milton Keynes is more than a town — it's a gateway, seamlessly linking into the national motorway network.



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

(source: National Infrastructure Commission 2016)

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)

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)



22,000
Skilled
labour force



9.5M
Labour pool
within a 60
minute drive



Under 1h
To London and
Birmingham
by train



-31%
Labour costs
compared to
London (Average)



-72%
Prime office rent
compared to
London (Average)

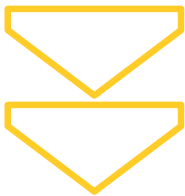


-75%
Of businesses in
Milton Keynes have
their HQ here



Nestled just a swift 30-minute train ride away from the pulse of London, Milton Keynes is more than a city—it's a dynamic tapestry of business, retail, and leisure experiences that evolve with every heartbeat.

Whether indulging in culinary delights at its myriad of top-notch restaurants, seeking thrills with high-octane activities like skiing or indoor skydiving, or simply relishing the expansive retail havens, Milton Keynes caters to every desire.



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	Mins
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



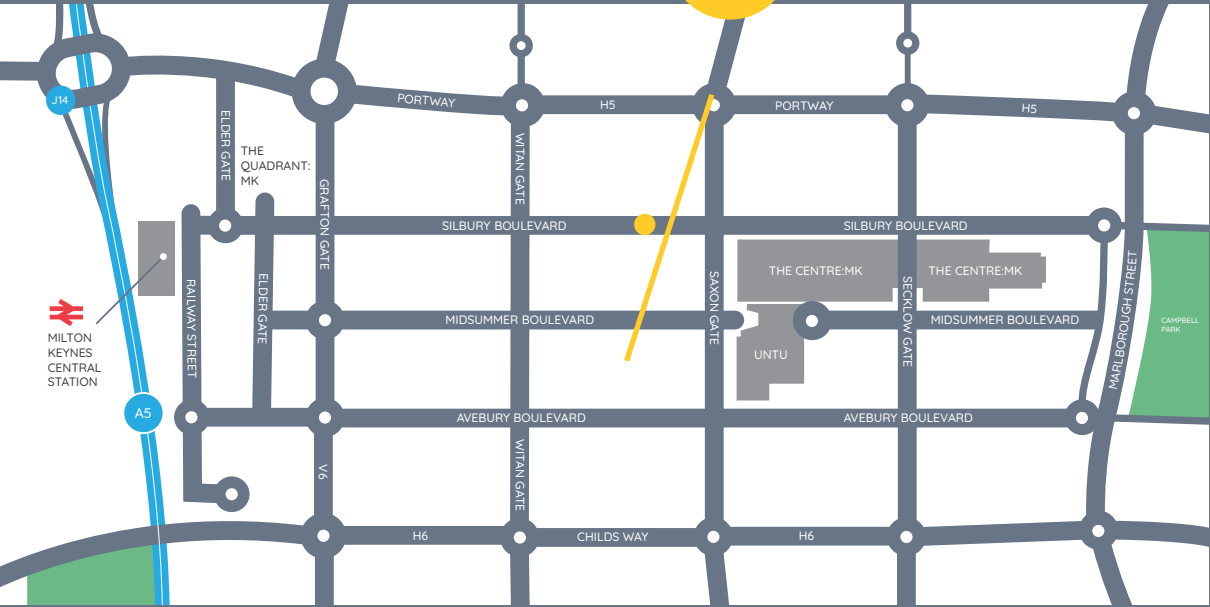
Surrounding Area



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



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



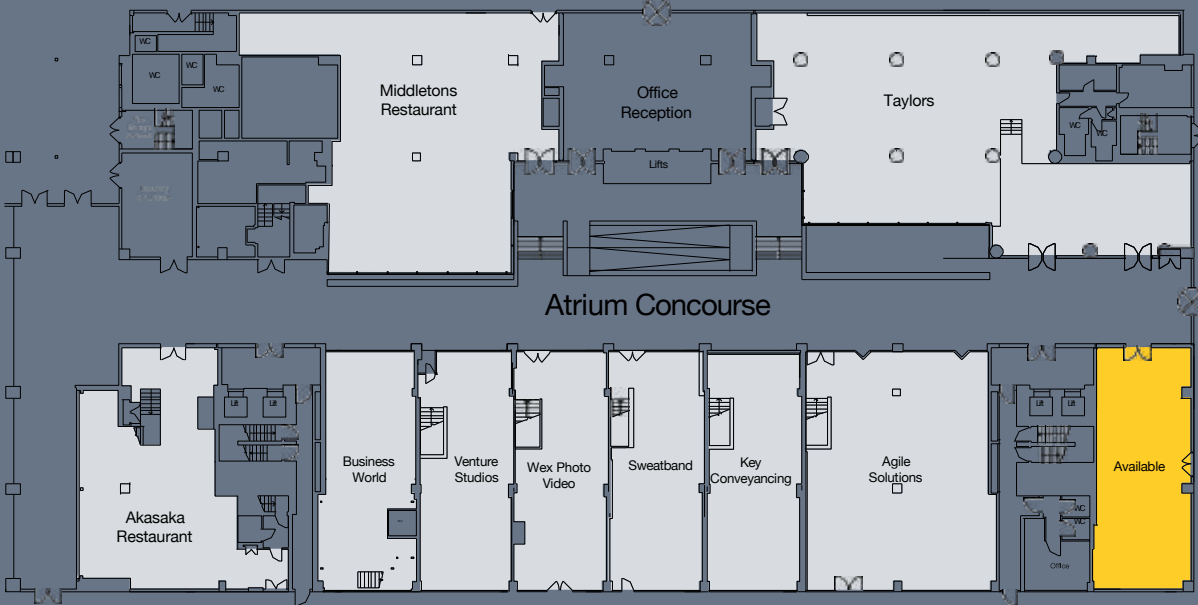
thecentre:mk / Intu Shopping Centres
with over 200 stores anchored by John
Lewis, Marks & Spencer and Debenhams
alongside restaurants cafes and bars.

BESPOKE DESIGN FOR EVERY TASTE AND STYLE



GROUND FLOOR PLAN

Up to 1,446 sq ft available



Available Space

FIRST FLOOR

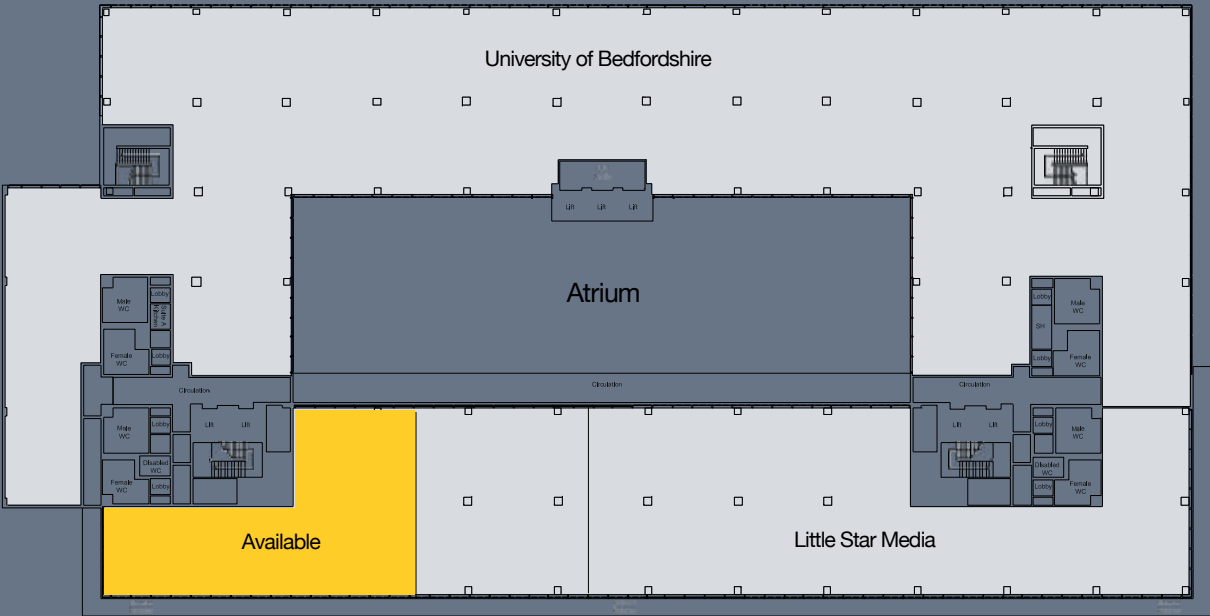
Up to 4,934 sq ft



Available Space

SECOND FLOOR PLAN

Up to 1,991 sq ft available

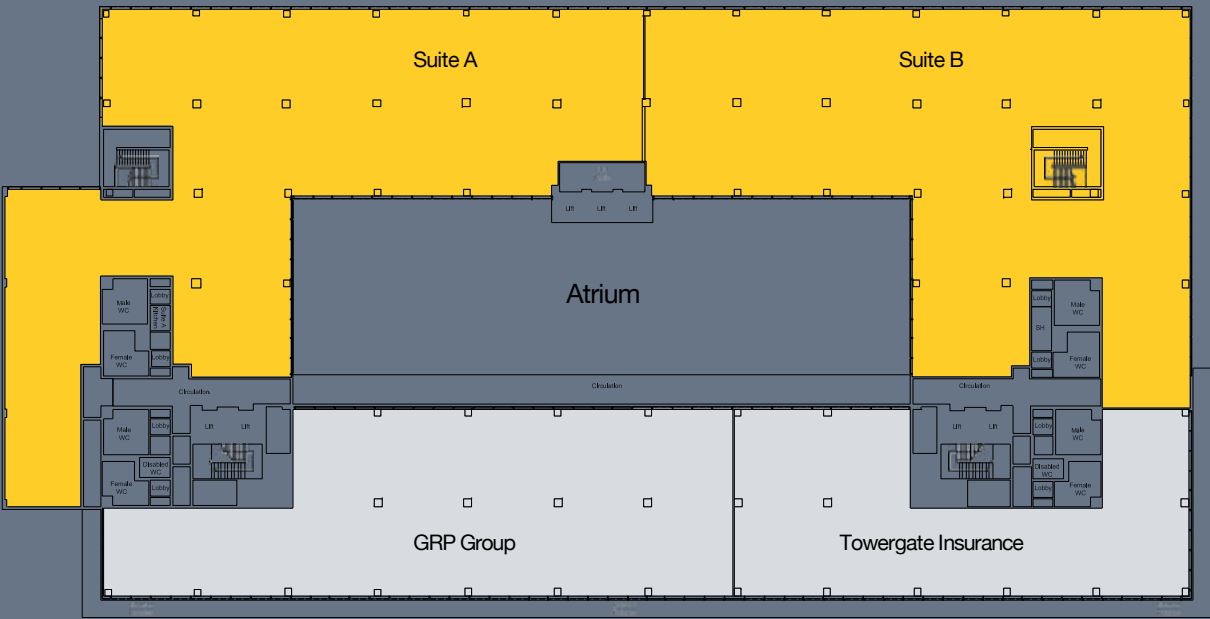


Available Space



THIRD FLOOR PLAN

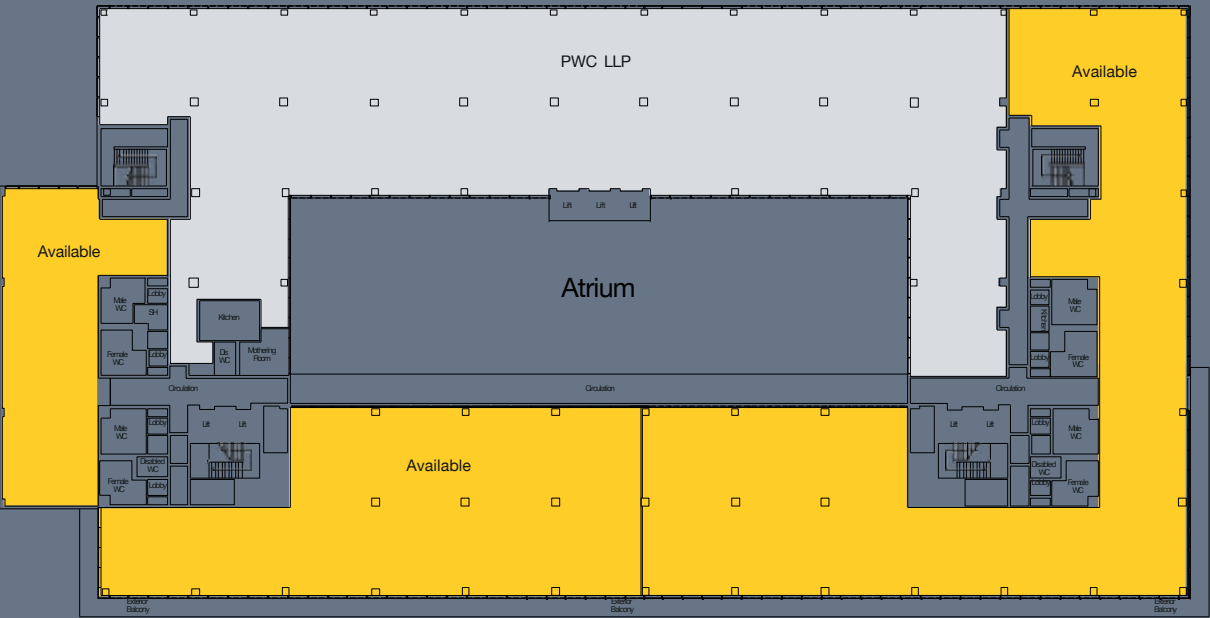
Up to 17,545 sq ft available
(Suite A - 9,018 sq ft / Suite B - 8,527 sq ft)



Available Space

FOURTH FLOOR

Up to 15,046 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:



Bike storage & shower facilities



New VRF air conditioning



New carpeting & full access raised floors



New PIR LED lighting



Upgraded WC's



New Electrak system



Exposed services



Fully fitted options

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