

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.

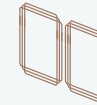
This redeveloped Grade A building is at the beginning of a new journey, breathing life into this distinctive growth hub.

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



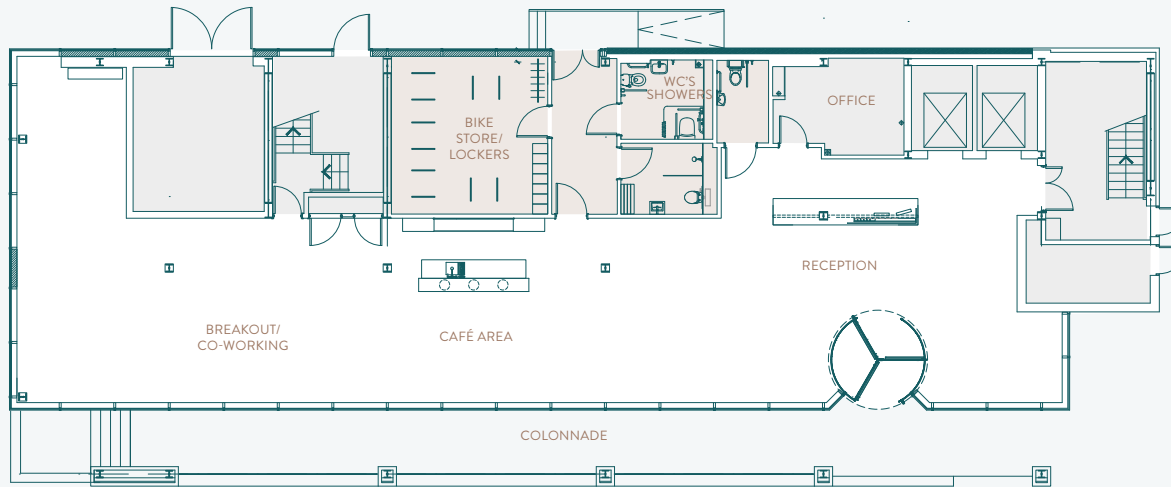
New WCs
and showers



FLOOR PLANS

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

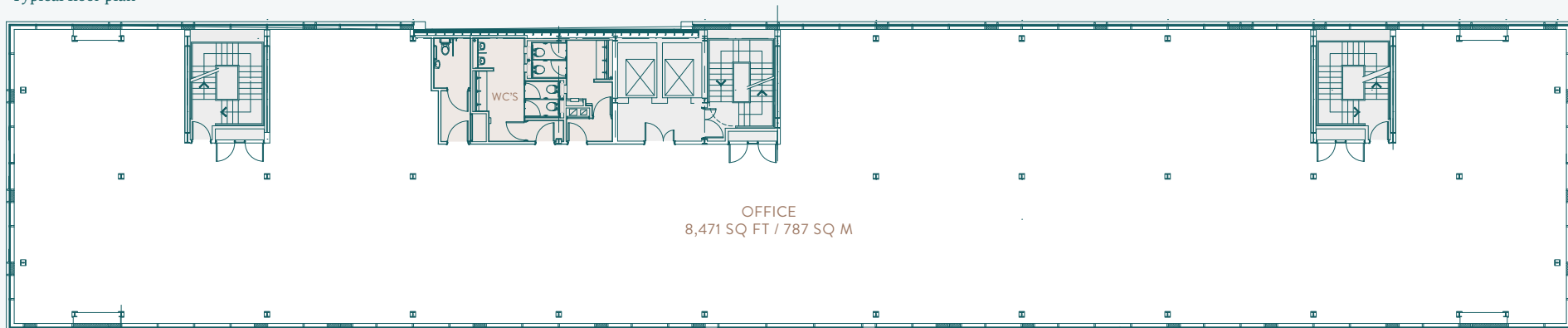
RECEPTION

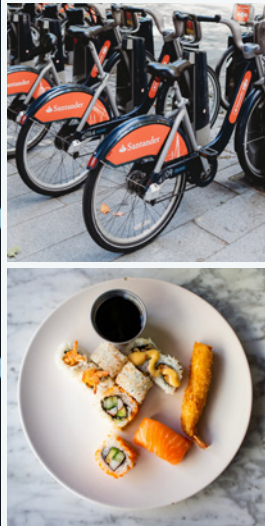


FLOORS	SQ FT	SQ M
Fifth floor	8,471	787
Fourth floor	8,471	787
Third floor	8,407	781
Second floor	8,471	787
First floor	8,407	781
Ground floor west wing	2,085	194
Ground floor east wing	3,025	279
Reception	354	33
TOTAL	47,691	4,429

FOURTH FLOOR

Typical floor plan





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

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

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

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

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

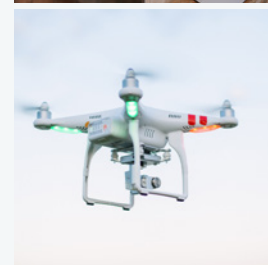
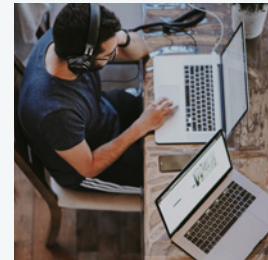
£12 billion

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

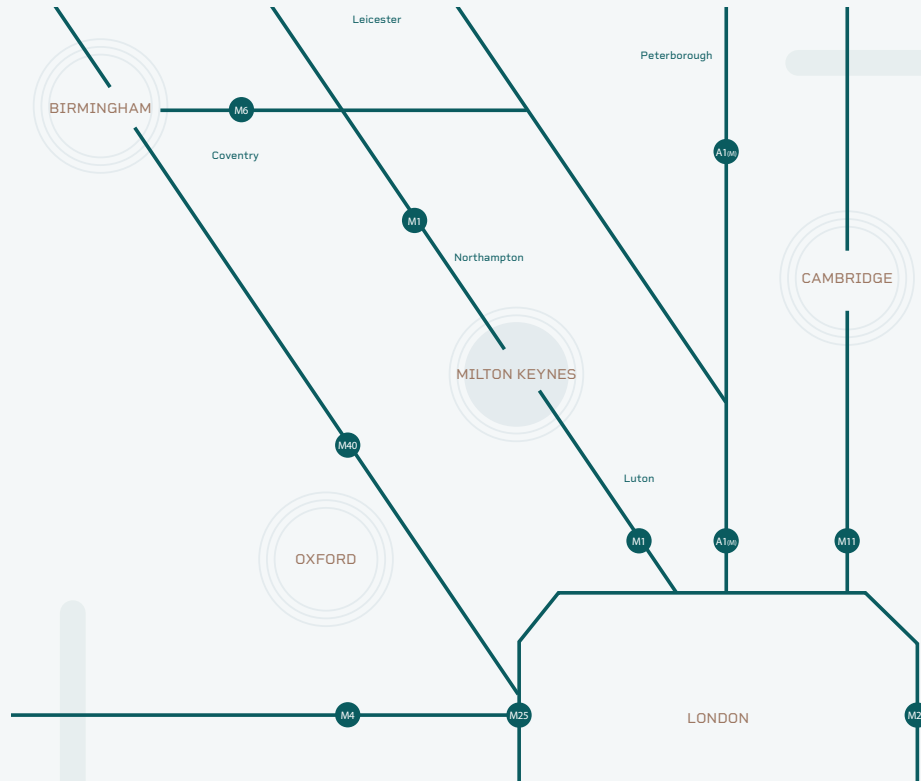
UK

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

Get in touch

**Lambert
Smith
Hampton**

01908 604 630

Ryan Dean
07970 379054
RDean@lsh.co.uk

Tom Harker
07702 884405
THarker@lsh.co.uk

Tony Fisher
07712 868648
TFisher@lsh.co.uk


BIDWELLS

01908 202 190
bidwells.co.uk

Holly Dawson
07917 243887
Holly.Dawson@bidwells.co.uk

Kelly Bowman
07795 645103
Kelly.bowman@bidwells.co.uk

genesismk.co.uk

Misrepresentation Act 1967 – Whilst all the information in these particulars is believed to be correct, neither the agents nor their client guarantee its accuracy nor is it intended to form part of any contract. All areas quoted are approximate. August 2019.

fetchagency.com