



**SILBURY**  
HOUSE

The most sustainable office in Milton Keynes

CENTRAL MILTON KEYNES · MK9 2AZ

[silburyhousemk.co.uk](http://silburyhousemk.co.uk)



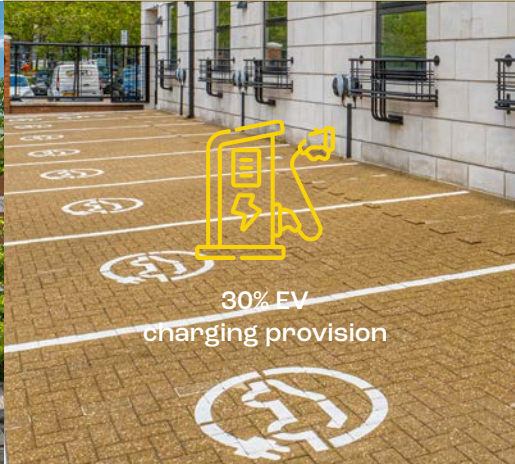
EPC A rating



On-site PV solar power generation



Target 5 stars



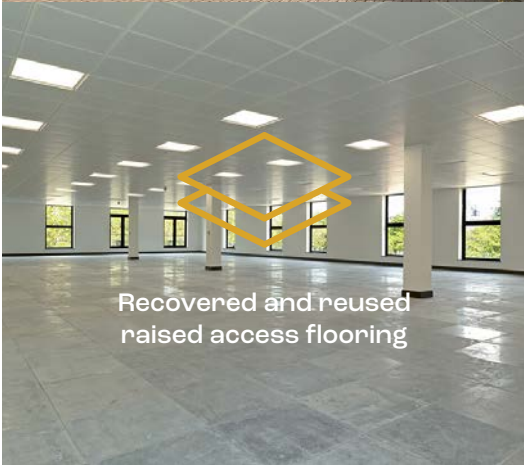
30% EV charging provision



Target 'Outstanding' BREEAM rating



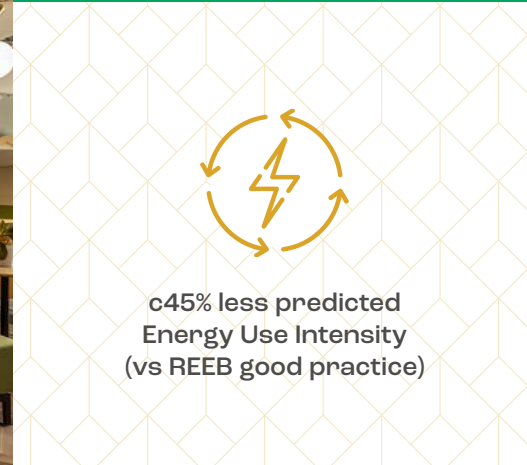
Heat recovery VRF air conditioning



Recovered and reused raised access flooring



WELL Performance Rating



c45% less predicted Energy Use Intensity (vs REEB good practice)



Smart tech monitoring energy performance

# The most sustainable office building in Milton Keynes



# The future of work is employee wellbeing

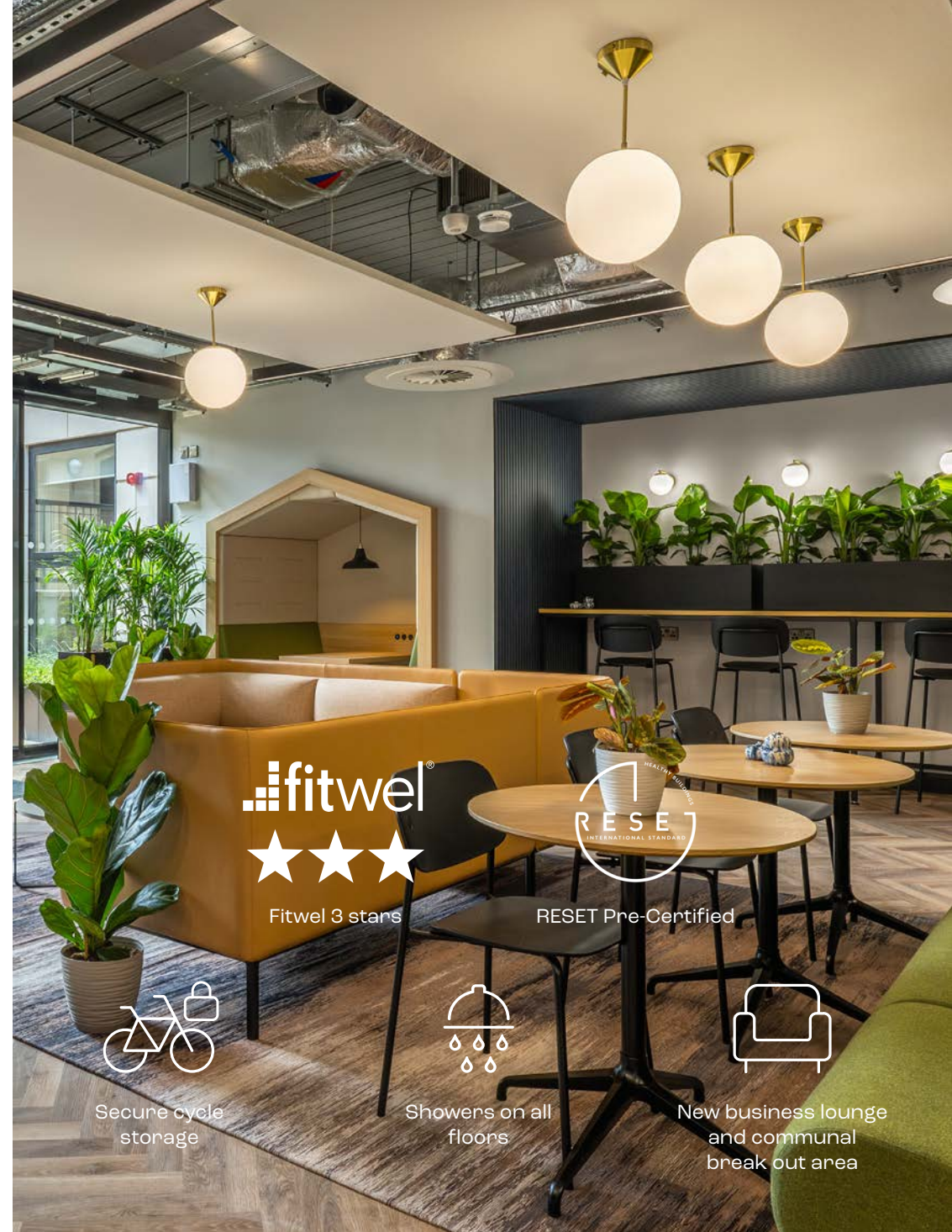
In the long term, workplace wellbeing can make or break a business. When employees feel overworked, tired or undervalued, they become disengaged and deliver poor quality work.

On the other hand, employees who feel happy, healthy and supported perform at their best, are more motivated and provide better results.

## What is fitwel?

Fitwel is a high impact building certification designed to support healthier workplace environments and improve occupant health and productivity.

**SILBURY HOUSE**  
FITWEL CERTIFICATION



fitwel®



Fitwel 3 stars



RESET Pre-Certified



Secure cycle storage



Showers on all floors



New business lounge and communal break out area

# Attention to detail



New Grade A specification



New reconfigured reception and entrance



New city garden courtyard



New VRF air conditioning



New metal suspended ceilings & energy efficient LED lighting



New Electrak under floor power distribution



Fully DDA compliant



Cat A+ fitted suites on the ground floor



Super-loos



Secure car parking with EV charging points



New lift



Sustainably sourced and responsibly made furniture



Smart technology for improved operating efficiency



Secure cycle storage



Showers

# A new arrival experience



SILBURY  
HOUSE

Reception

# Accommodation

The first and second floors provide bright and efficient floor plates accommodating requirements from 8,850 to 17,700sq ft.

Floor	Use	Sq ft	Sq m
Second	Office	8,850	822.2
First	Office	8,850	822.2



## KEY

- Office
- Core

Typical upper floor plan



# Open floor plates on the first and second floors

Second floor office



Recovered and reused raised access flooring

# Communal business lounge



Business lounge

# Fully furnished & fitted

Silbury House will offer four fitted and furnished office suites to an exceptional standard situated on the ground floor.

- ❖ Furnished and cabled workstations
- ❖ Fully fitted kitchen & break out space
- ❖ Fitted meeting rooms
- ❖ Informal meeting pods in business lounge
- ❖ Connected fibre up to 1GB bandwidth

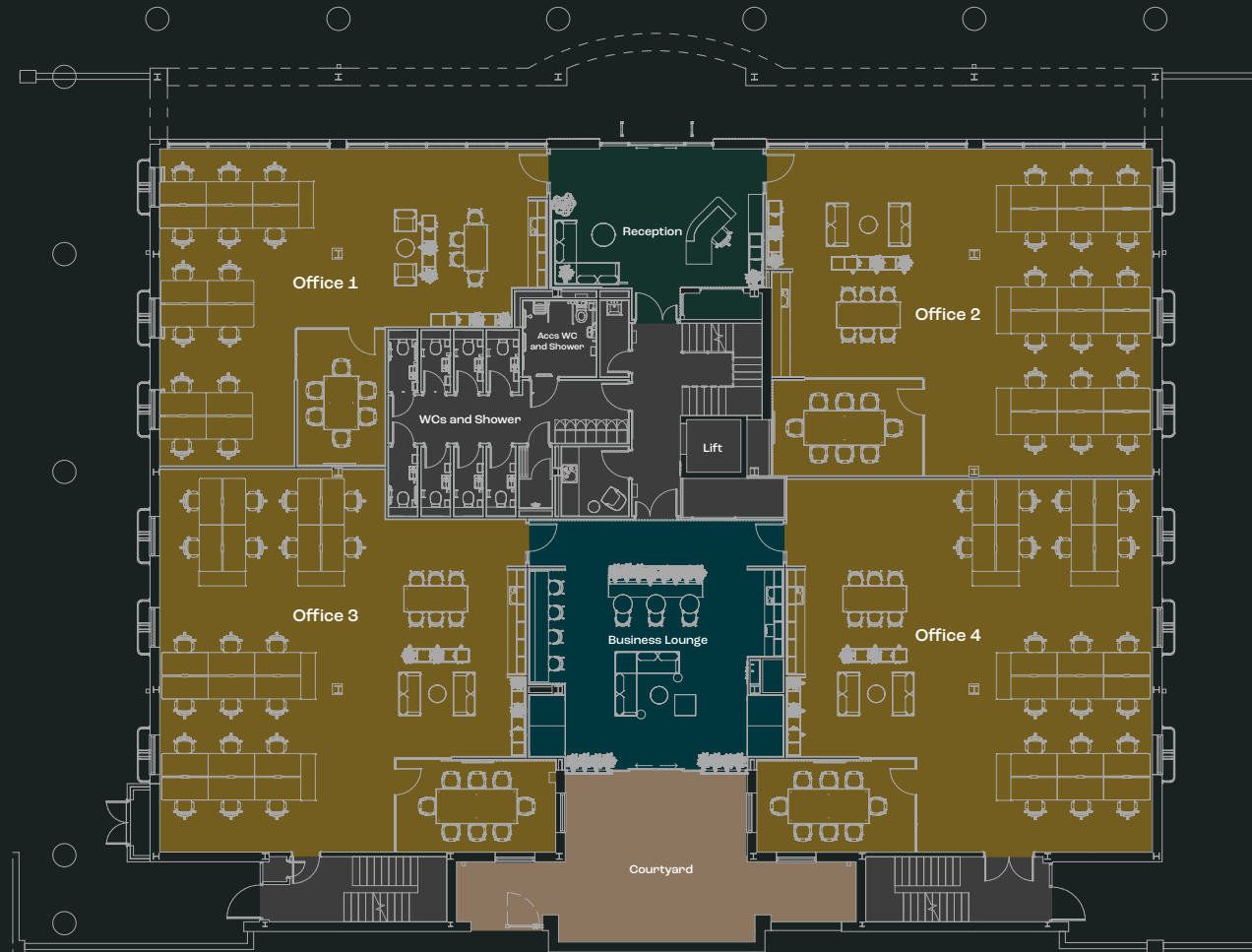


Ground floor office suite 4

# Ground floor Cat A+ office suites

The ground floor suites offer four exclusive office suites for occupiers seeking a high quality collaborative space, with 18 or 20 workstations available.

Floor	Use	Sq ft	Sq m
Ground	Office 1 – 14 workstations - <b>LET</b>	1,305	121.2
	Office 2 – 18 workstations	1,650	153.3
	Office 3 – 20 workstations	1,761	163.6
	Office 4 – 20 workstations - <b>LET</b>	1,799	167.1



## KEY

- Reception
- Core
- Business Lounge
- Courtyard
- Cat A+ Offices

Ground floor plan

# City garden courtyard space



Courtyard

# Better connected

ADDRESS: Silbury House, 300 Silbury Blvd,  
Milton Keynes MK9 2AZ

GOOGLE MAPS: [CLICK HERE](#)

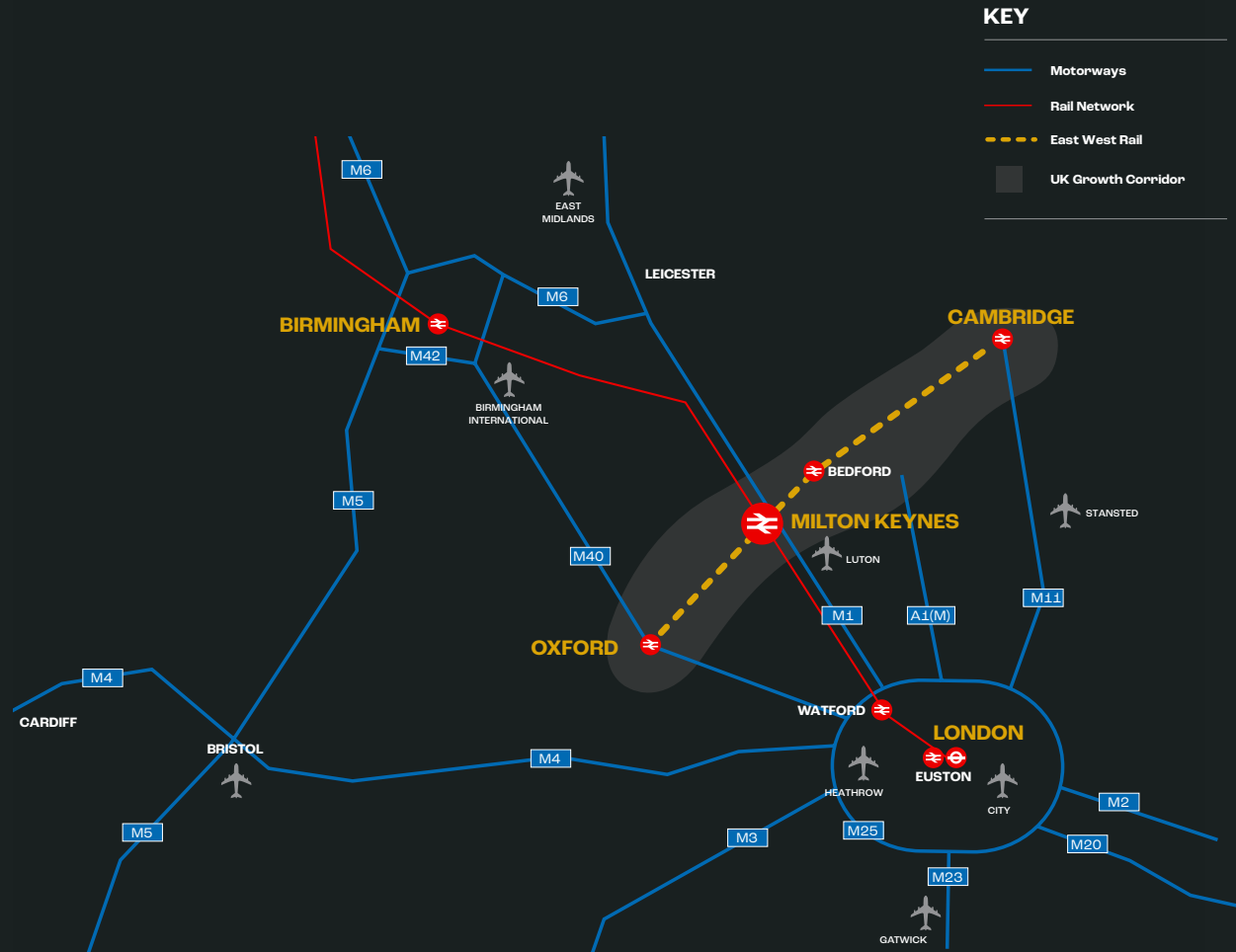
WHAT3WORDS: [///almost.delighted.inflit](#)

Situated at the heart of the growth corridor, Milton Keynes is poised for further growth and will benefit significantly from major infrastructure improvements between Oxford and Cambridge.



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.



## 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
Oxford	60 mins
Cambridge	60 mins
Central Birmingham	70 mins

Source: Google Maps

## AIRPORTS

London Luton	36 mins
Birmingham International	70 mins
London Stansted	75 mins
London Heathrow	90 mins
London Gatwick	120 mins

Source: Google Maps

# Destination of choice

Local occupiers:



Mercedes-Benz

SHCOSMITHS



## Green Energy

Silbury House generates 20% of energy from PV via 116 solar panels.



## 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.



## 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.



## Population

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



## Growth

One of the UK's fastest growing economies with a GVA of £14bn.



## Innovation

MK is ranked 3rd of cities in the UK with the highest number of new economy firms.

# The centre of attention

## RESTAURANTS & BARS

- |                   |                          |
|-------------------|--------------------------|
| 1 THAI MODERN     | 11 WETHERSPOONS          |
| 2 OLIVE TREE      | 12 SLUG & LETTUCE        |
| 3 BAR & BLOCK     | 13 BLOSSOM ROOM          |
| 4 BRASSERIE BLANC | 14 BREWDOG               |
| 5 DEROKA          | 15 ALL BAR ONE           |
| 6 ZIZZI           | 16 BE AT ONE             |
| 7 LAS IGUANAS     | 17 HARRODS CHAMPAGNE BAR |
| 8 BROWNS          | 18 MIDSUMMER TAP         |
| 9 AKASAKA         | 19 REVOLUCIÓN DE CUBA    |
| 10 WAGAMAMA       | 20 REVOLUTION            |

## GYMS & WELLNESS

- |                 |                               |
|-----------------|-------------------------------|
| 1 THE GYM GROUP | 3 BANNATYNE HEALTH CLUB & SPA |
| 2 BODY STREET   | 4 F45 TRAINING                |

## COFFEE

- |                     |                      |
|---------------------|----------------------|
| 1 OUT OF OFFICE     | 8 CARLO'S COFFEE BAR |
| 2 BOGOTA COFFEE CO. | 9 CORNERSTONE CAFE   |
| 3 COSTA             | 10 CAFFÈ NERO        |
| 4 STARBUCKS         | 11 ORI CAFFÈ         |
| 5 UPPER REGENCY     | 12 CAFE W            |
| 6 CALABRIA COFFEE   | 13 LAVAZZA COFFEE    |
| 7 BV COFFEEHOUSE    | 14 XPRESSONET        |





GNR8, Watford



*In business to do business*

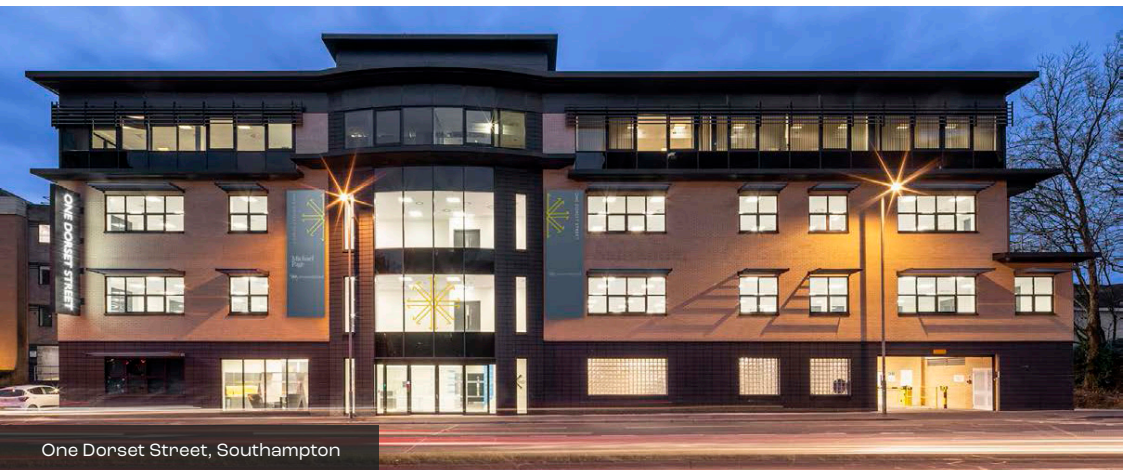
The RO has a 30 year history of investing and developing in Milton Keynes. The location has held a longstanding appeal for us, with easy access to London, Oxford and Cambridge.

The city is set to benefit from improved rail connections to Oxford and Cambridge and combined with its commitment to sustainability, the appeal is significantly enhanced.

We are excited to be bringing forward this scheme in Milton Keynes that prioritises sustainability in all aspects, from design to operation.

As a business with a 90-year history, we have seen many evolutions in the economic landscape, and we believe that we are in the midst of the biggest one yet. This has resulted in a radical adjustment not only in our approach to development but also our activity at a wider Group level. At all times we are striving to remain conscious of environmental and social issues to create value for all stakeholders.

We are proud to be leading the way in providing Milton Keynes' most sustainable office building in a city that shares our commitment to making the necessary changes to preserve our planet's future.



One Dorset Street, Southampton



CONNECT WITH US

**SILBURY**  
HOUSE

**OWNER / DEVELOPER**



*In business to do business*

**MEMBER ASSOCIATIONS**



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