



The Pinnacle

Central Milton Keynes
MK9 1FD

A group of people in an office setting, with a woman in the foreground holding a small dog. The image is dimly lit and serves as a background for the text.

All together better
89,000 sq ft of best-in-class
office space.

+

+

Elevated working

The Pinnacle is undergoing a period of transformation with significant investment to elevate the scheme as the landmark building at the heart of the City of Milton Keynes.

A new stunning entrance reception provides a new focal point for the occupiers creating an elevated sense of arrival.

Additional investment in the Urban Courtyard provides a vibrant central garden which connects from the Business Lounge and provides occupiers and their staff with stunning landscaped relaxation areas.

The Pinnacle has also developed a renewed strategy around health and wellbeing initiatives with a new suite of facilities including new showers, lockers and cycle storage catering for the more active commuter to the office.



A stunning new entrance reception provides a focal point for the occupiers creating an elevated sense of arrival.

The Pinnacle

Direct access to the café & business lounge

Café.

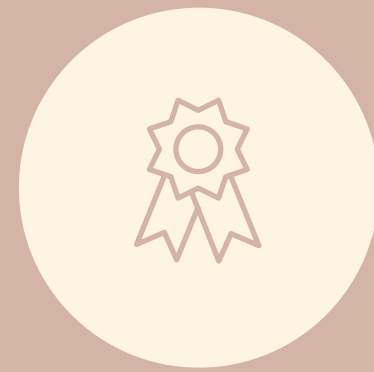
The Pinnacle
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The new double height reception has been designed with exceptional facilities providing a stunning new gateway for occupiers, their staff and visitors.

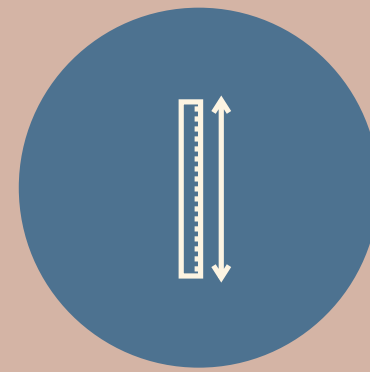
Setting higher standards

All details have been considered to provide a next generation work environment.

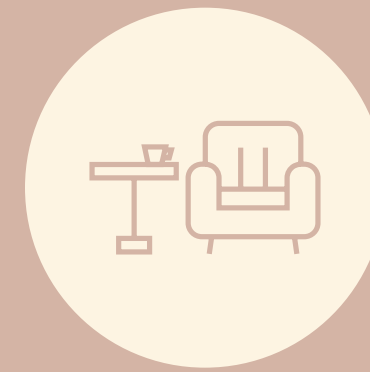
The Pinnacle provides everything required for productivity across the working day, including new end of journey facilities and onsite café.



Grade A specification



New double height entrance reception



Enhanced business lounge



New urban courtyard



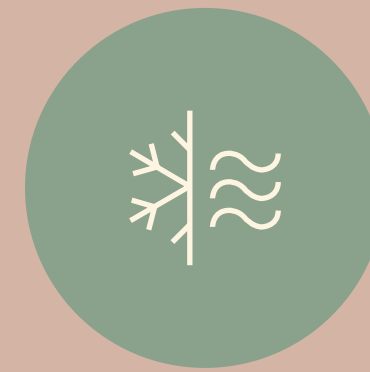
Fully managed concierge/reception



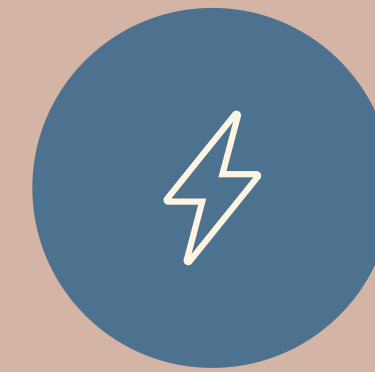
Contemporary exposed services/ceilings



New PIR controlled LED lighting



New energy efficient air-conditioning



New Electrak under floor power distribution



Finished floor to ceiling height – min of 2.8m



Parking ratio of 1:975 sq ft



Onsite café



24/7 access & security



New WCs



New end of trip facilities

Urban Courtyard Garden which has been designed and landscaped to create a central area of wellbeing and biodiversity using ethically sourced materials and plants.

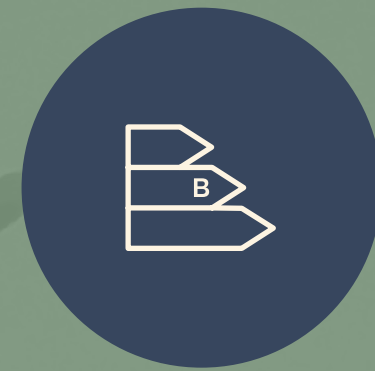


Green wellbeing

The Pinnacle is looking to prioritise the health and wellbeing of all occupants by targeting industry accreditations for Fitwel and Active Score certification.

By adopting Fitwel as part of the building strategy we want to ensure that the building implements and maintains health-focused protocols and amenities to support the tenants and their staff.

Active Score helps promote and support commuting and travel habits with enhanced "end of trip" building amenities.



EPC: B
(47 – achieved)



BREEAM Excellent building



Fitwel rated*



Active Score*



Outdoor biophilic urban courtyard



Low carbon heating/ electricity via the CHP



140 secure bicycle spaces & 9 Brompton lockers



Bike service area



Thermally efficient glazing



61% of the building waste recovered via waste to energy – remaining 39% is recycled



EV charging points (3rd party operated)



New end of trip facilities

* Target on completion

Accommodation

BUILDING	FLOOR	SQ FT	SQ M
The Pinnacle	3rd	4,748	441.1
		5,854	543.8
	2nd	12,370	1,149.2
	1st	20,731	1,925.9
		6,526	606.3
	Ground	6,826	634.1
		11,496	1,068.0
	Total	68,551	6,368.4

The Mews	2nd	5,425	504.0
	1st	5,262	488.9
	Ground	4,768	443.0
	Total	15,455	1,435.9

The Studio	Ground	2,605	242.0
	Lower Ground	3,067	284.9
	Total	5,672	526.9

TOTAL		89,678	8,331.2
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The Pinnacle offers up to 68,551 sq ft of refurbished space across four floors.

The floors are being fully refurbished to provide exceptional Cat A office space, providing a blank canvas for an occupier to make their mark.

FLOOR	SQ FT	SQ M
3rd	4,748	441.1
	5,854	543.8
2nd	12,370	1,149.2
1st	20,731	1,925.9
	6,526	606.3
Ground	6,826	634.1
	11,496	1,068.0
Total	68,551	6,368.4



Spacious
light-filled office
floors refurbished
to a Cat A
specification.



Up to 20,731 sq ft
contiguous floors



Floor to
ceiling glazing



5x 13 person
passenger lifts

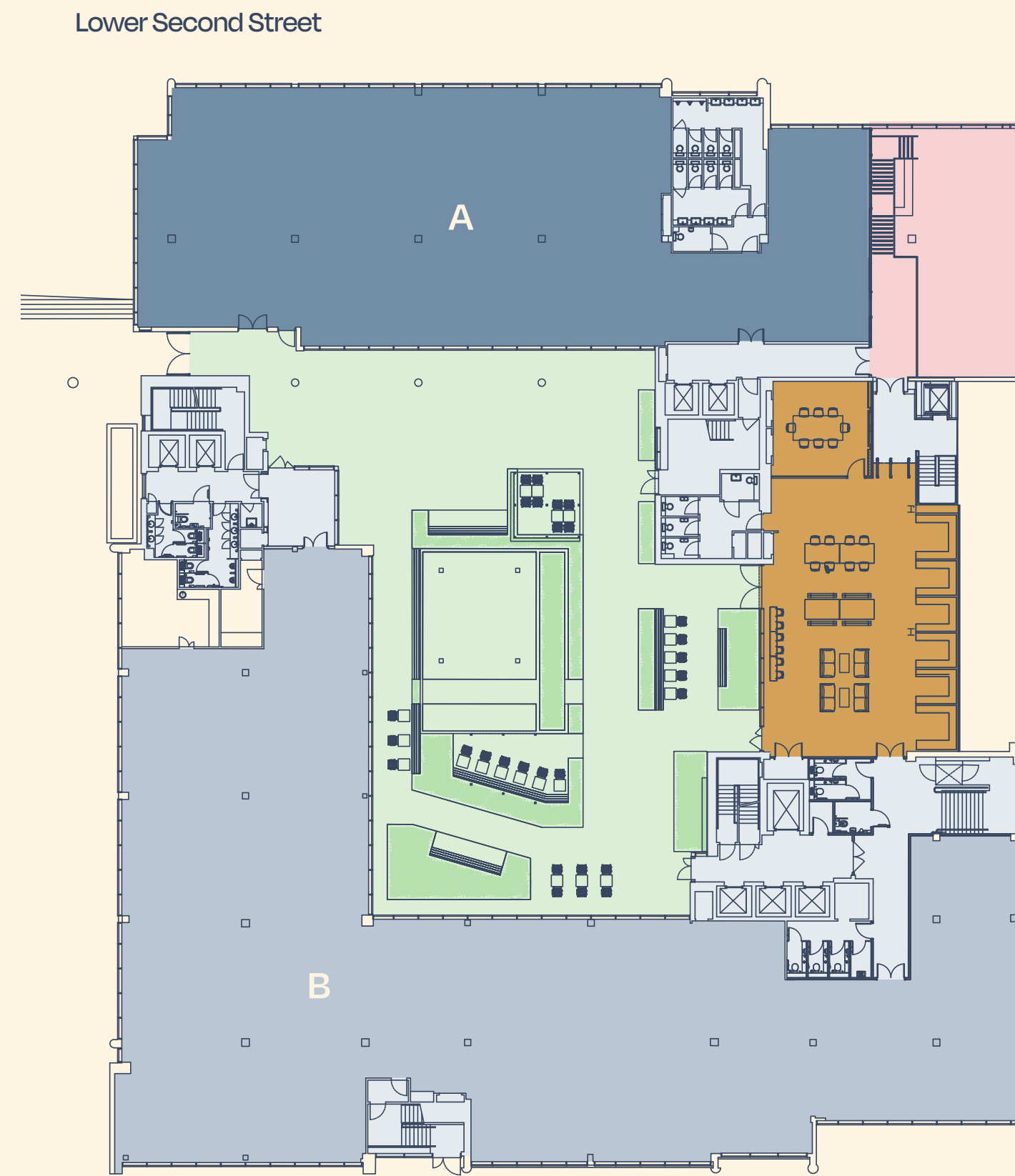


1x 21 person
goods lift

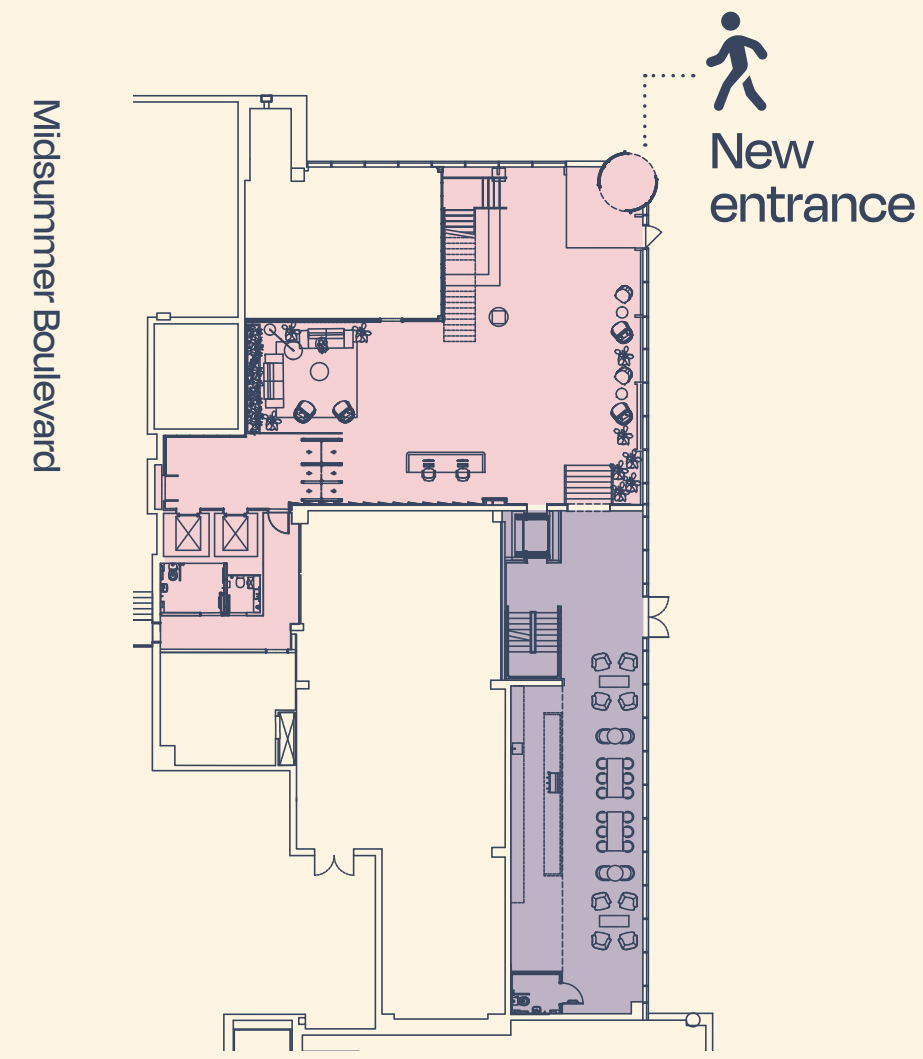


Ground Floor

- A – 6,826 sq ft / 634.1 sq m
- B – 11,496 sq ft / 1,068.0 sq m



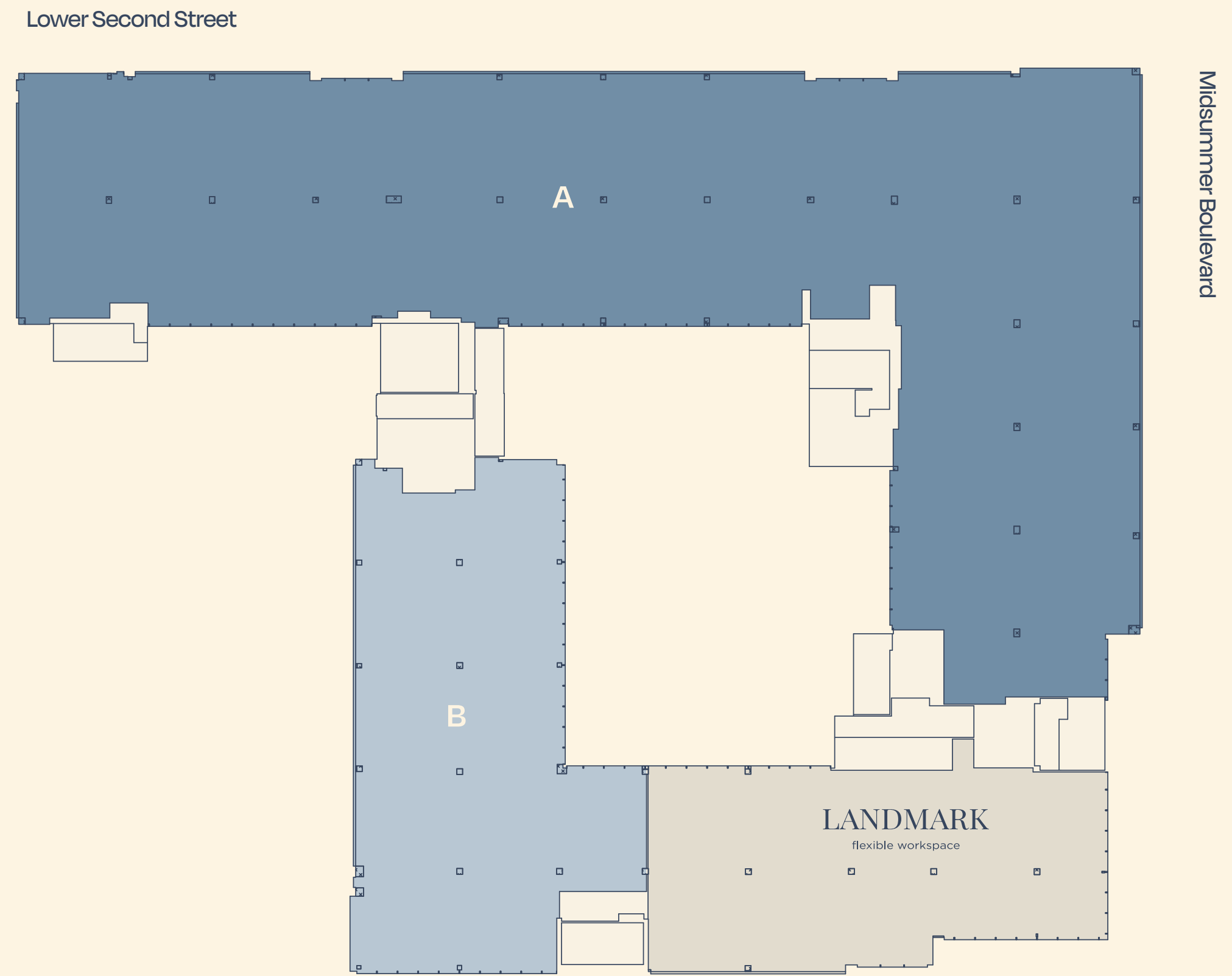
Lower Ground Floor



- Reception
- Business Lounge
- Café
- Courtyard
- Core
- Let

1st Floor

- A – 20,731 sq ft / 1,925.9 sq m
- B – 6,526 sq ft / 606.3 sq m



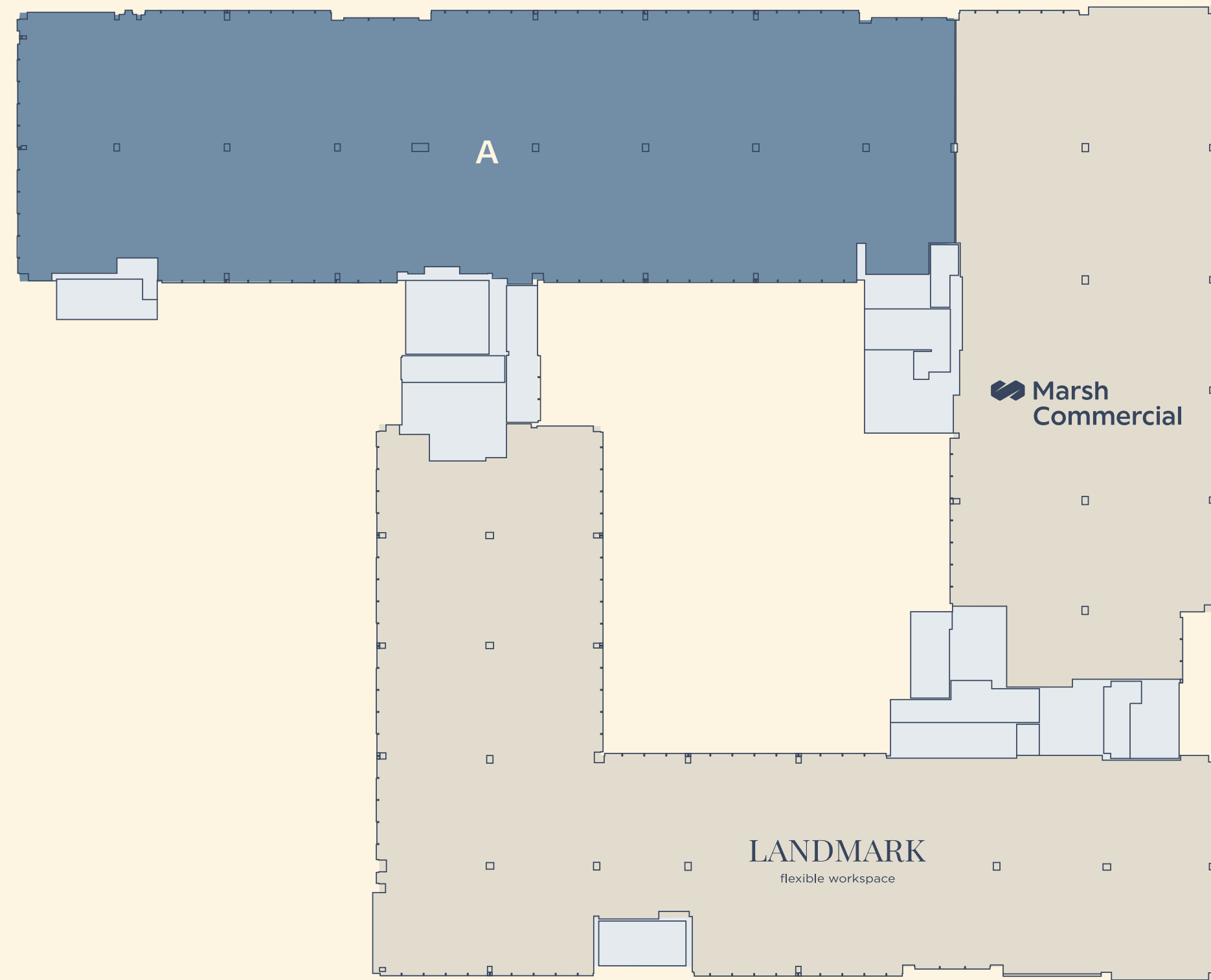
For indicative purposes only. Not to scale.



2nd Floor

● A – 12,370 sq ft / 1,149.2 sq m

Lower Second Street



Midsummer Boulevard

● Core
● Let

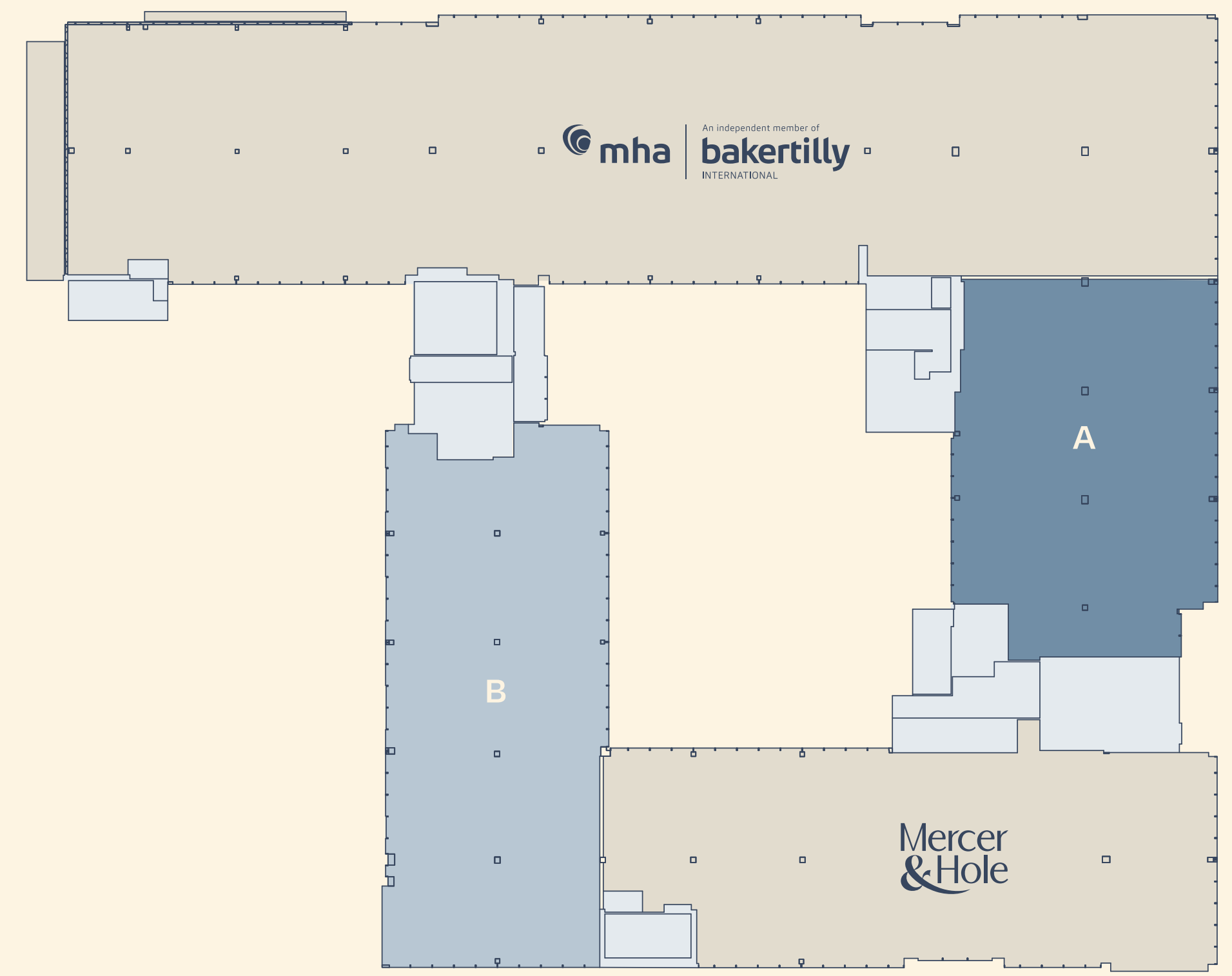
For indicative purposes only. Not to scale.

3rd Floor

● A – 4,748 sq ft / 441.1 sq m

● B – 5,854 sq ft / 543.8 sq m

Lower Second Street



Midsummer Boulevard

The Mews offers up to 15,455 sq ft of space across three floors.

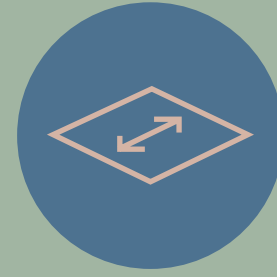
The entrance has been refurbished and the floors are available in Cat A condition or fully fitted, with idyllic views across Grafton Park.

FLOOR	SQ FT	SQ M
2nd	5,425	504.0
1st	5,262	488.9
Ground	4,768	443.0
Total	15,455	1,435.9





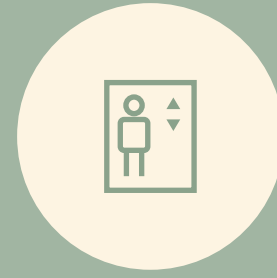
Signage for indicative purposes only.



Floors from
4,768 sq ft



Refurbished
reception area



1x passenger
lift



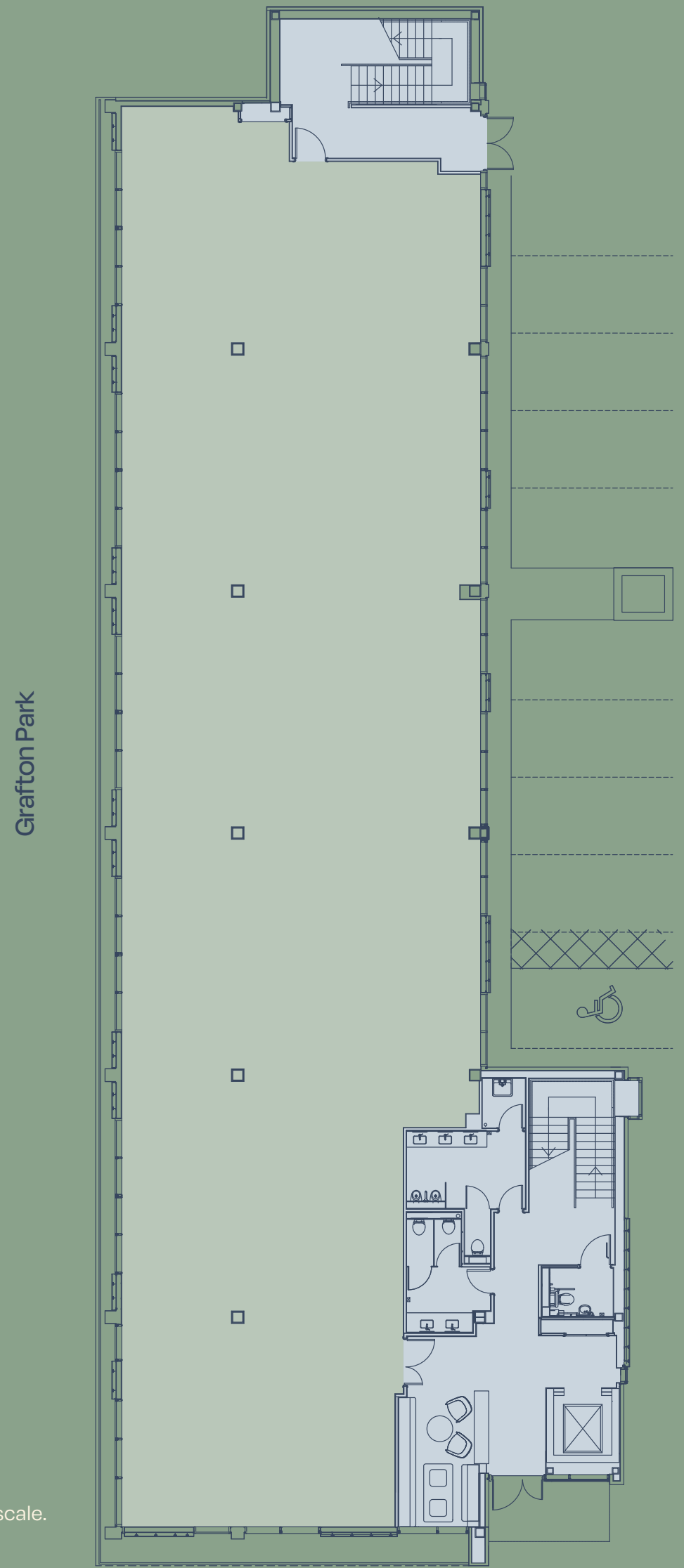
Views over
Grafton Park





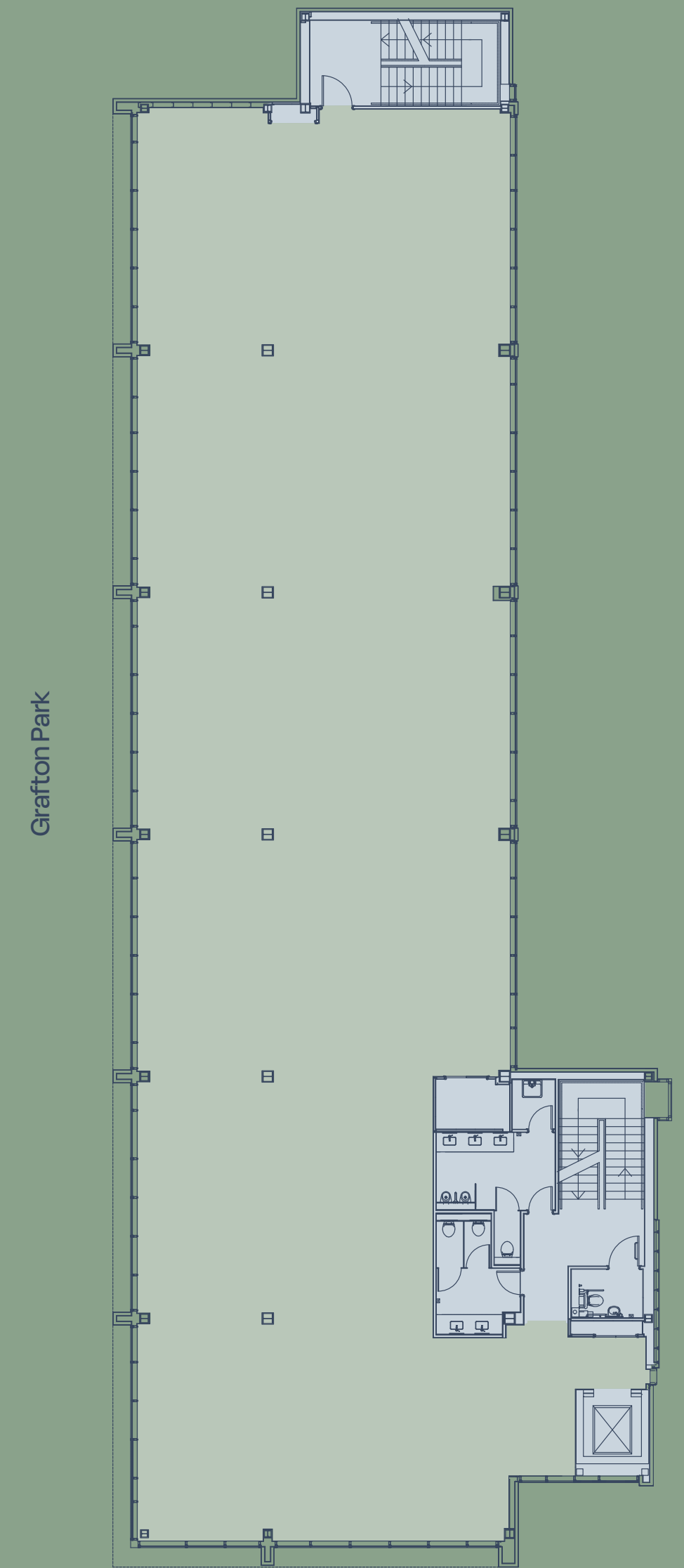
Ground Floor

4,768 sq ft /
443.0 sq m



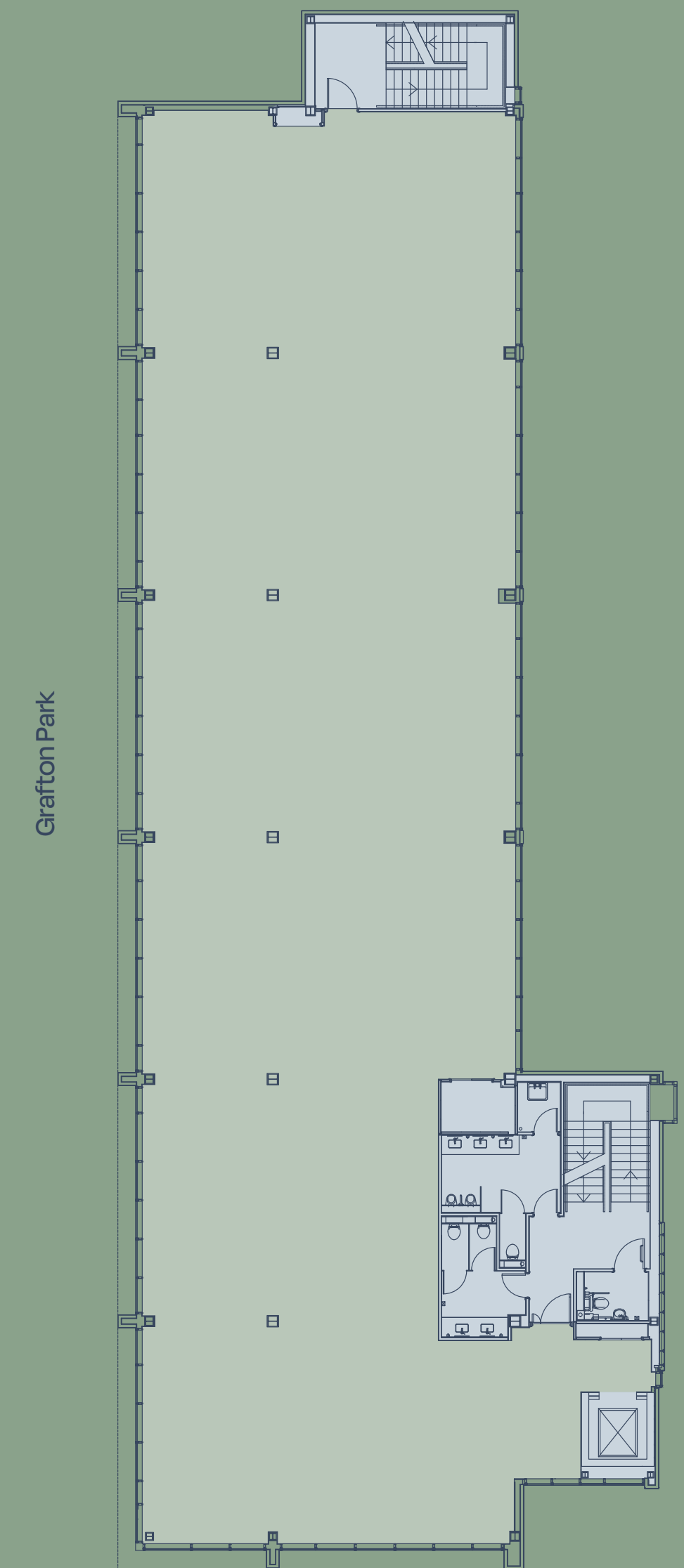
First Floor

5,262 sq ft /
488.9 sq m



Second Floor

5,425 sq ft /
504.0 sq m



● Core
For indicative purposes only. Not to scale.

The Studio offers 5,672 sq ft of self-contained creative space.

The space is arranged over ground and first floors and provides a flexible space suitable for a range of occupiers.

FLOOR	SQ FT	SQ M
Ground	2,605	242
Lower Ground	3,067	284.9
Total	5,672	526.9

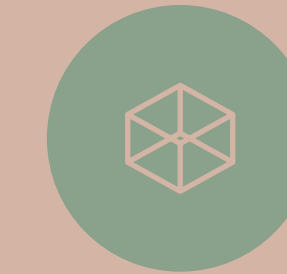


The Studio



CGI for indicative purposes only.

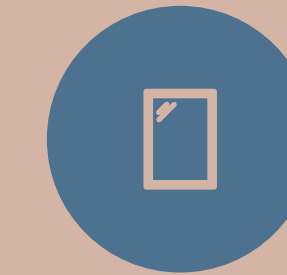
The Pinnacle Milton Keynes



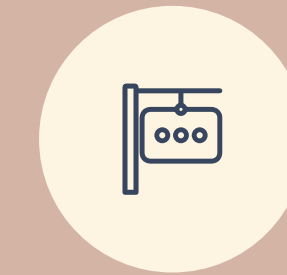
Self-contained studio



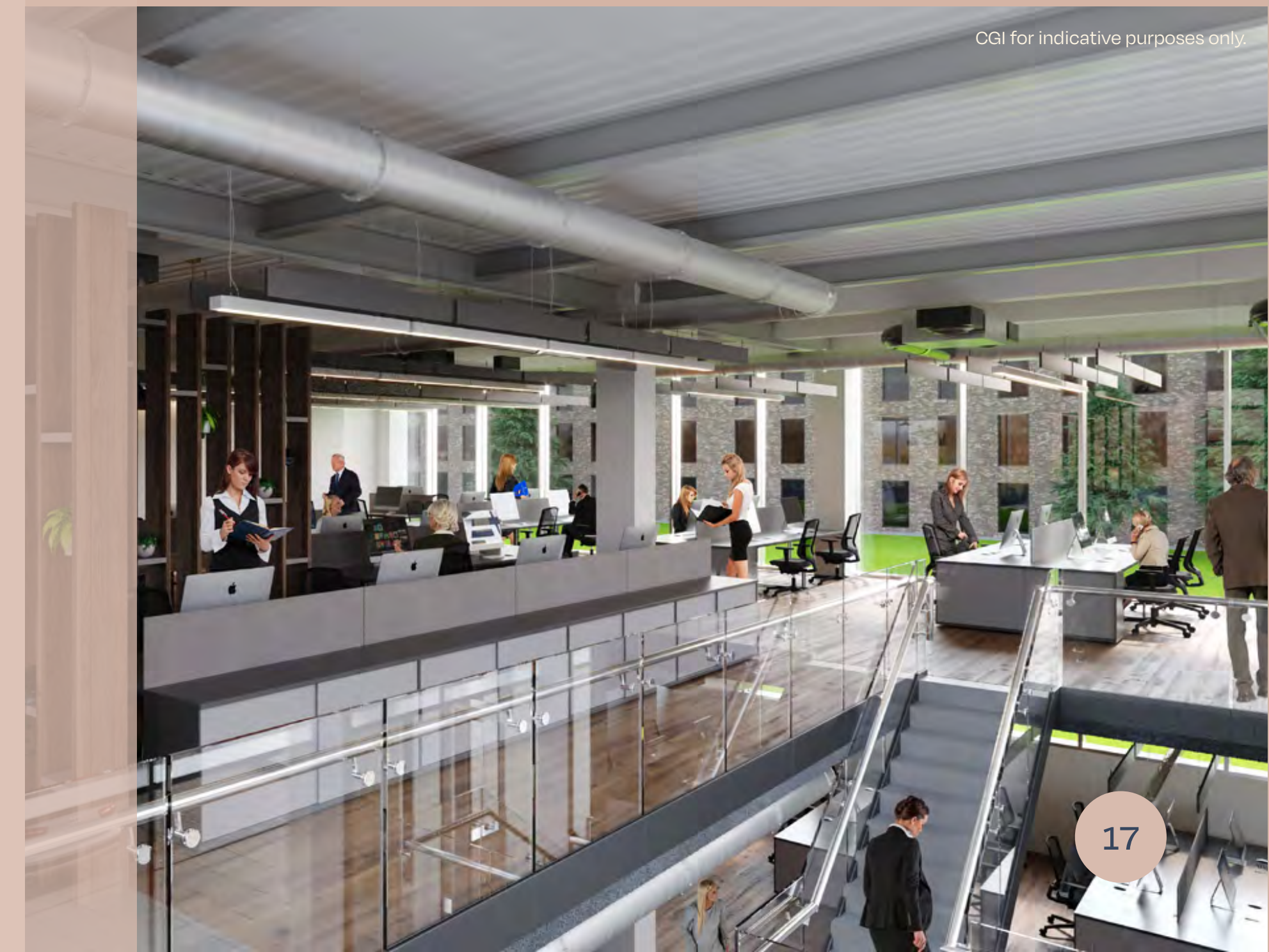
Private entrance



Floor to ceiling glazing



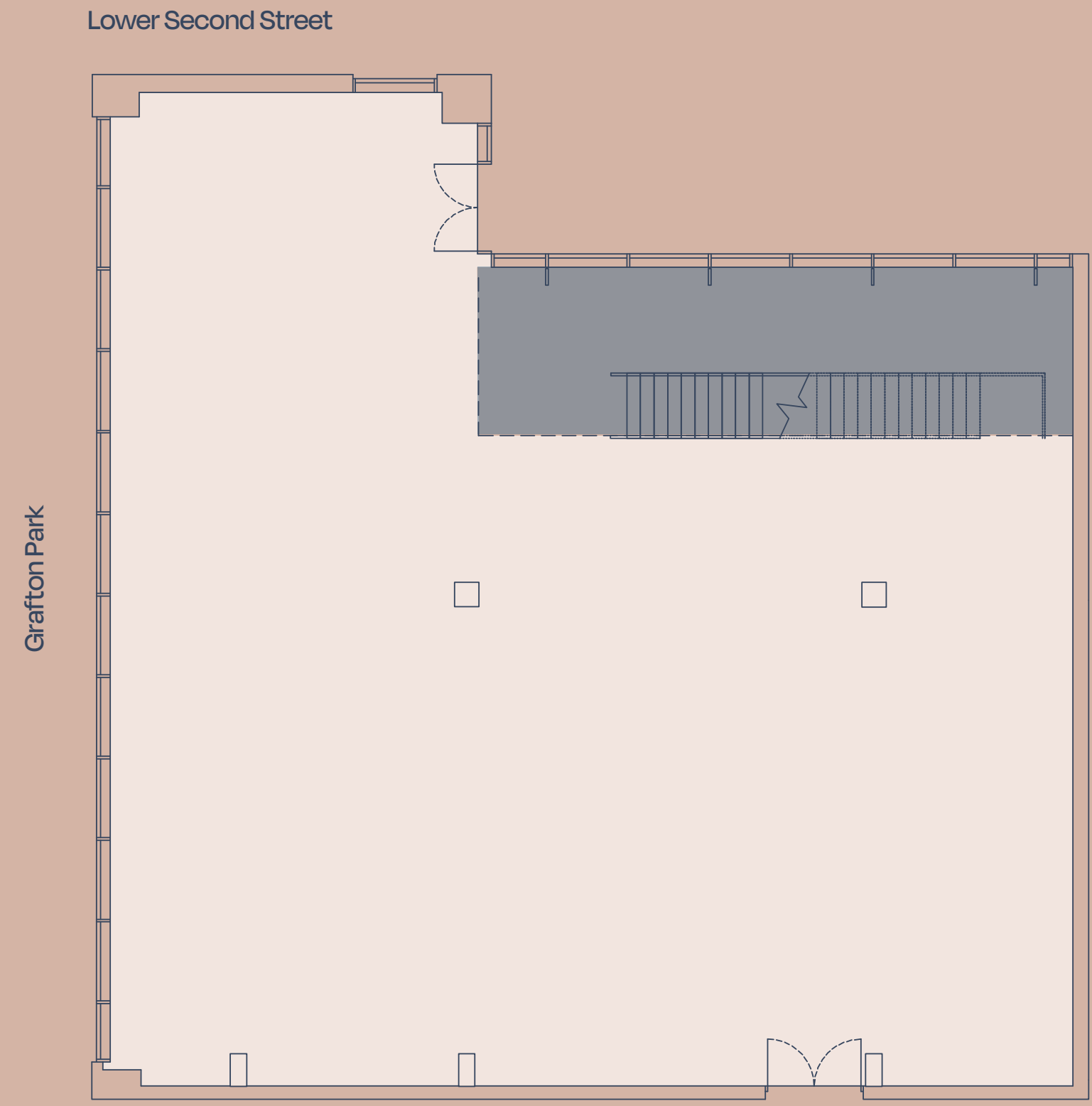
Opportunity for own signage





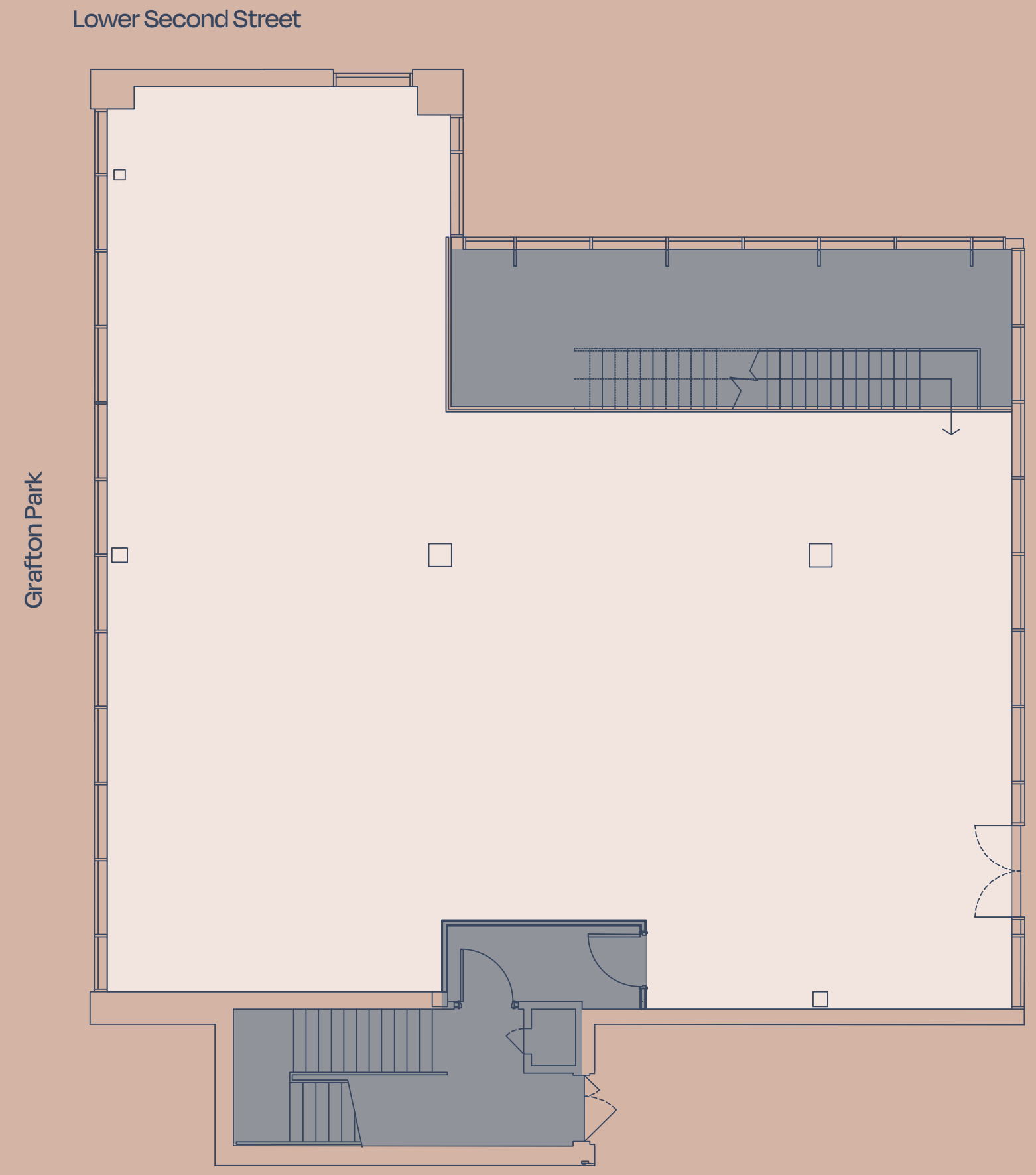
Lower Ground Floor

3,067 sq ft /
284.9 sq m



Ground Floor

2,605 sq ft /
242.0 sq m



For indicative purposes only. Not to scale.

A vibrant lifestyle

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.

Hotel La Tour, Marlborough Gate



Food Market, Unity Place



Las Iguanas, Witan Gate



Local Amenities

In good company

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 Dipna Anand Kitchen & Bar
- 19 Unity Sky Lounge

Coffee

- 20 Out of Office
- 21 Bogota Coffee Co.
- 22 Costa
- 23 HomeGround
- 24 Starbucks

Leisure / Retail

- 25 Nuffield Health
- 26 Snozone
- 27 F45 Training
- 28 Bannatyne Health Club
- 29 The Gym Group
- 30 M&S Food

Hotels

- 31 Hotel La Tour
- 32 Moxy
- 33 Holiday Inn
- 34 Leonardo
- 35 Premier Inn

The Pinnacle Milton Keynes



Get connected

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

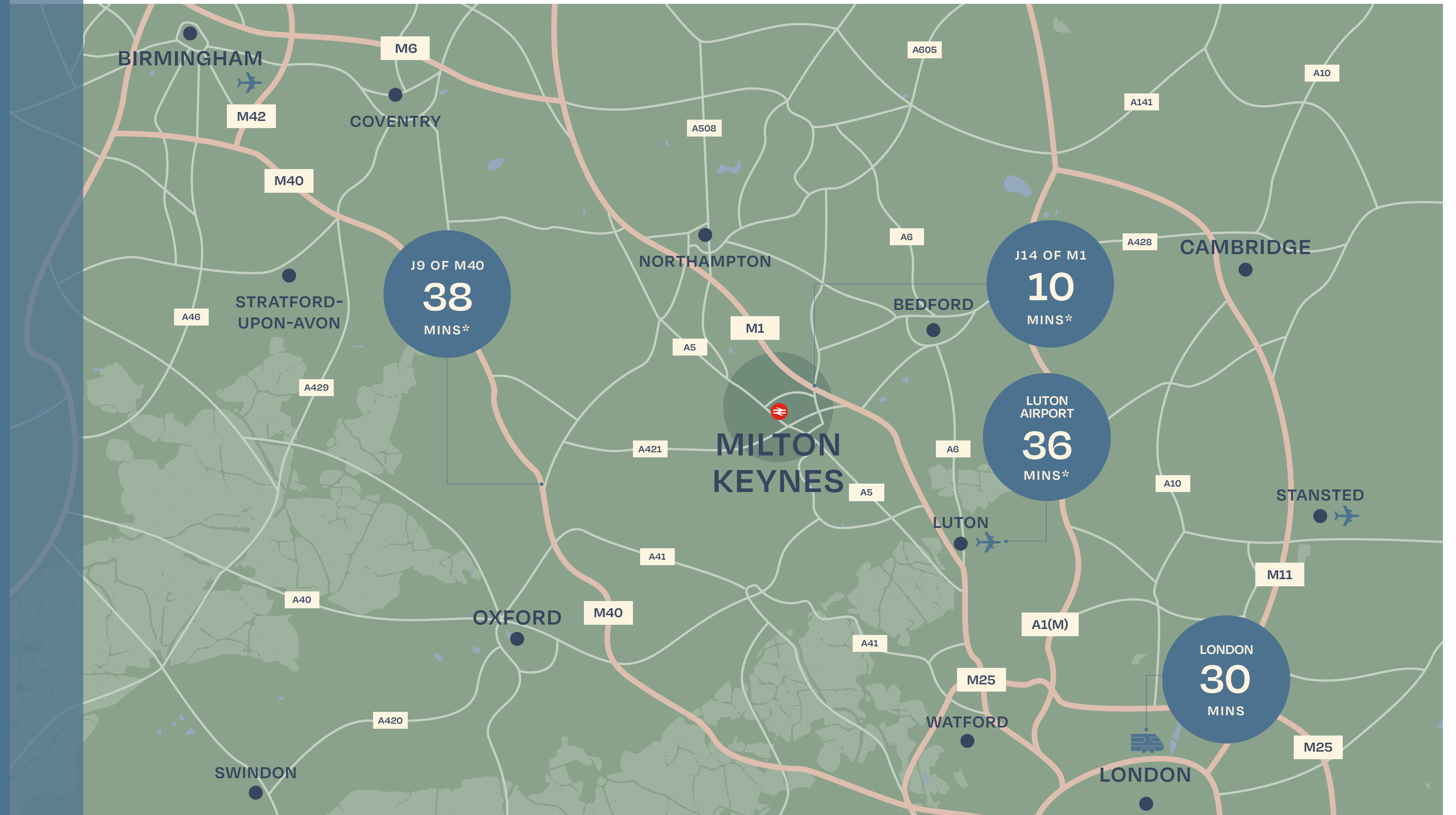
The area is well served by road networks and rail connectivity to allow tenants a quick and easy commute or journeys further afield.

SAT NAV MK9 1BP

W3W ///cups.mixing.skies



The Pinnacle Milton Keynes



ROAD

M1 Junction 14	4 miles
M25 Junction 21	33 miles
Oxford	41 miles
Cambridge	48 miles
Central London	53 miles

Distance from building entrance. Source: The AA

AIRPORTS

London Luton	26 miles
London Heathrow	57 miles
Birmingham International	65 miles
London Stansted	74 miles
London Gatwick	93 miles

Distance from building entrance. Source: The AA

RAIL

London Euston	30 mins
Birmingham New Street	52 mins
Manchester Piccadilly	2hrs 31 mins

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

A regional powerhouse

Milton Keynes is the only city in the UK designed and purpose-built with business growth in mind.

Already home to global brands, it has been at the forefront of growth in recent years, putting the city's tech productivity above that of Oxford and Cambridge.

Some of the cities largest employers include: the Open University, Network Rail, Santander, Volkswagen and Red Bull Racing.



Milton Keynes is identified as one of the UK's five Fastest Growth Cities

Thriving diversity
Over 12,500 registered businesses, more than 1,800 of which are creative firms.

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

Smart City
Where researchers can trial initiatives to help modern cities become greener and more pleasant places to live and work.

Technology
At the forefront of growth in Tech and AI – the city's tech productivity is above that of Oxford and Cambridge with one in three jobs in Milton Keynes in tech.

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 Pinnacle Milton Keynes

The Arc

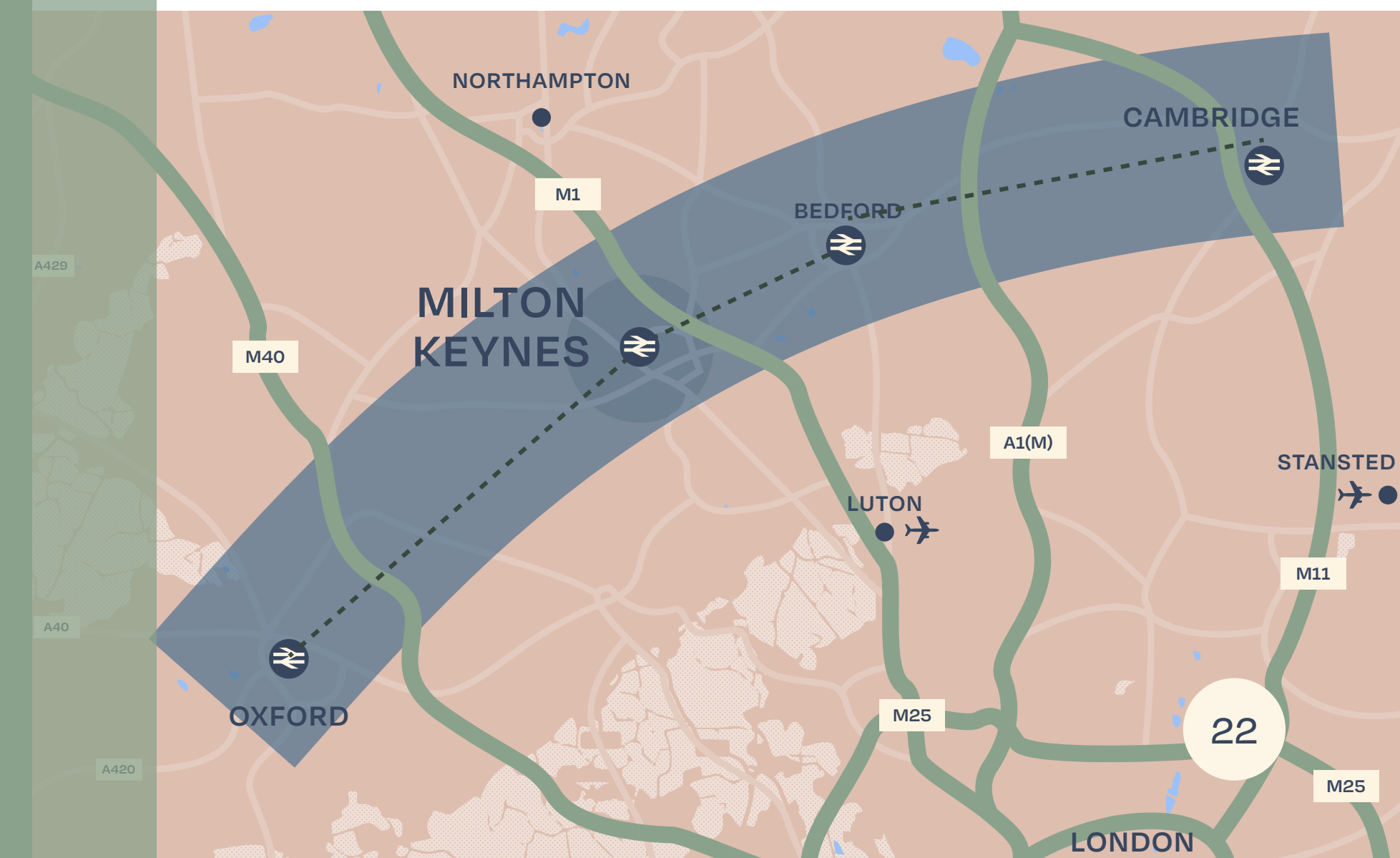
A new fast rail link will directly connect the cities of Cambridge, Milton Keynes and Oxford, cutting current journey times in half.

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.



Further Information

Viewings

Please contact the joint letting agents.



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Terms

Upon application.



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