

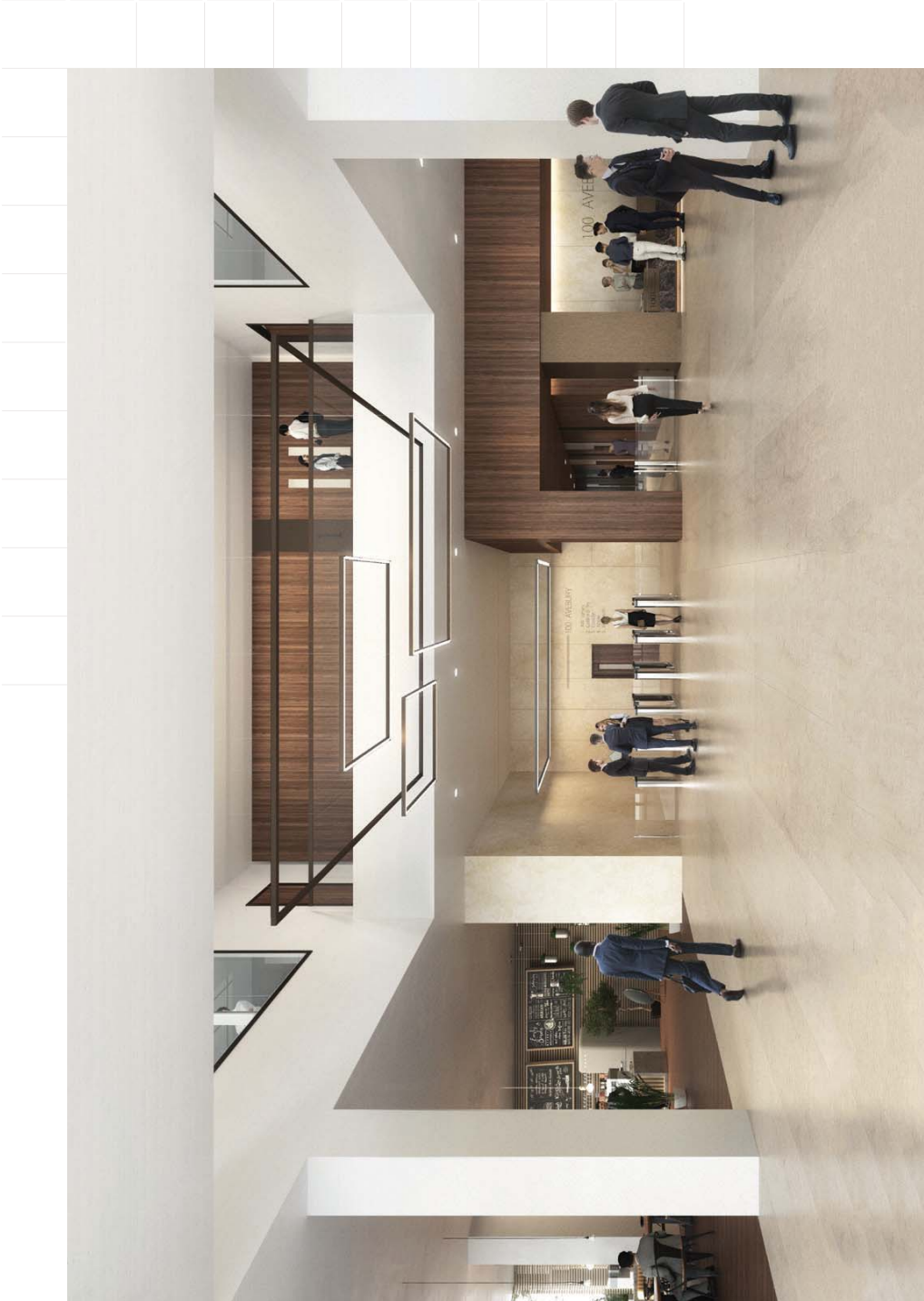
100 | AVEBURY BOULEVARD

50%
PRE-LET
to SPACES and Shoosmiths



Up to 65,000 sq ft
office space available

100AVEBURY.CO.UK



BEYOND COMPARISON

Destined to become a landmark building for central Milton Keynes, 100 Avebury Boulevard offers 137,186 sq ft of Grade A headquarters space, designed and built to the very highest standards and with exceptional attention to detail. Featuring space and amenities that are flexible enough to respond to the needs and wellbeing of its occupiers, the building offers floor plates of up to 23,118 sq ft, with a stunning 10m height reception space. Following lettings to SPACES and Shoosmiths the 4th, 5th and 6th floors are available, together with a ground floor retail unit.

ABOVE
Rear elevation
LEFT
Building reception

AVAILABILITY

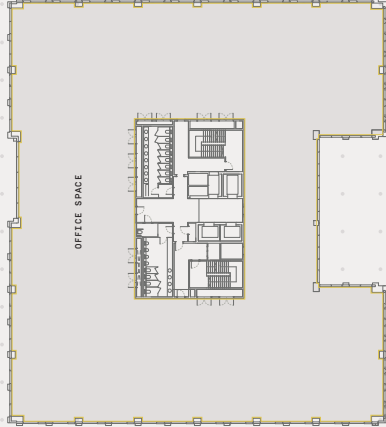
SCHEDULE OF AREAS	SQ FT	SQ M
7th Floor (let to Shoosmiths)	—	—
6th Floor	21,400	1,988
5th Floor	21,400	1,988
5th Floor terrace (private)	1,621	151
4th Floor	23,118	2,148
3rd Floor (let to SPACES)	—	—
2nd Floor (let to SPACES)	—	—
1st Floor (let to SPACES)	—	—
Ground Floor reception	4,089	380
TOTAL OFFICES	65,918	6,124
Retail space B	3,575	352
Retail space A	—	—
TOTAL	69,493	6,476



FOURTH FLOOR
23,118 sq ft / 2,148 sq m



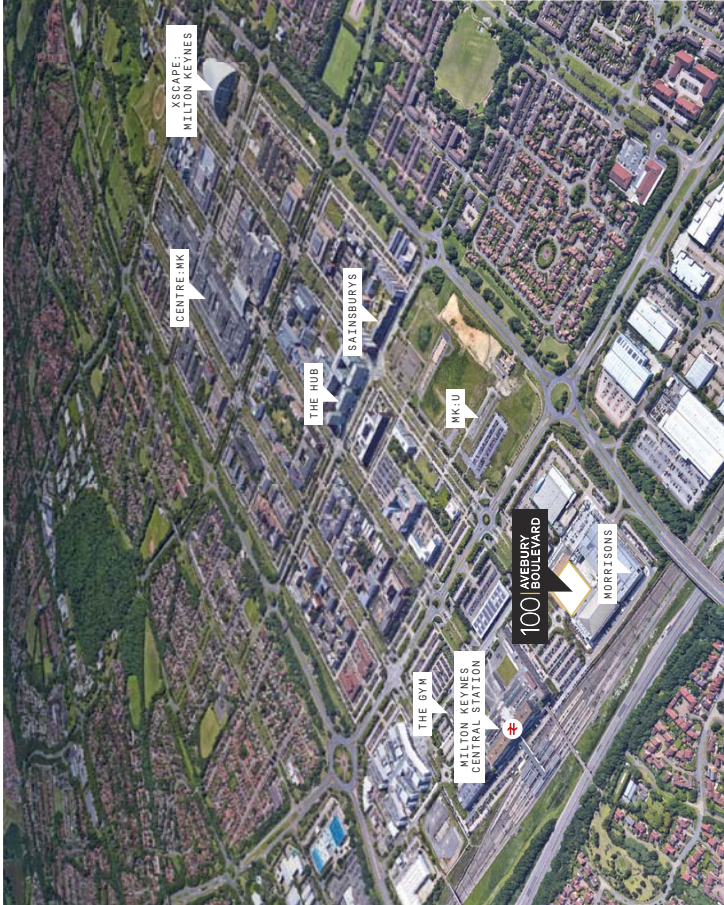
FIFTH FLOOR
21,400 sq ft / 1,988 sq m



SIXTH FLOOR
21,400 sq ft / 1,988 sq m

SPECIFICATION

- Private Terraces with panoramic views of MK Central station and the city.
- On Site Deli Bar
- Roof mounted photovoltaics
- Flexible and divisible open floor plate
- Risers arranged to accommodate single or split tenancy options
- Occupational density – 1 person to 10 sq m
- Minimum finished floor to ceiling height of 2.95m with full height glazing
- LED lighting and PIR controls
- 150mm full access raised floor
- Daikin VRF air conditioning with intelligent BMS
- Secure Building Comms and Data Room
- 4 Otis 17 person passenger lifts
- 4,000 sq ft double height reception, with Limestone floor and 8m marble reception desk
- 10m Height Atrium with glass surround and balcony
- Boon and Edam rotating main entrance door and Gunnebo speed gates
- 262 car spaces (1:545 sq ft)
- 12 electric charging points
- 100 secure cycle spaces
- Male and Female changing rooms with 8 showers and lockers
- 24hr Security, CCTV, intruder alarm and access controls
- Floor loadings – 3.5 kN/m2
- Targeted Energy Performance Rating B
- BREEM – target Very Good



PERFECTLY POSITIONED

Located at the centre of the UK's 'innovation corridor' stretching between Oxford and Cambridge, Milton Keynes is ideally positioned and impeccably connected to the rest of the UK, providing a stimulus for the city's constant growth, and a strong competitive advantage for businesses that choose to base themselves here.

100 Avebury Boulevard is an impressive building in a prominent position and with good visibility. Conveniently placed for all your business and staff requirements, it's close to all the city centre amenities, easily accessible by car and bike, and a short walk from Milton Keynes Central train station providing regular trains to London Euston and further afield.

RAIL

Just a short walk away, Milton Keynes central train station offers regular and frequent trains to London Euston, with a fast journey time of approximately 33 minutes. Built for the 21st century, Milton Keynes' successful growth is driven by its perfect positioning and impeccable connections to the rest of the UK.

ROAD DISTANCES	MILES	TRAIN JOURNEY TIMES	MINS
M1 Junction 14	4	Watford Junction	23
M1 Junction 13	9	London Euston	33
London Luton	25	Birmingham Airport	40
Central London	52	Birmingham New Street	50
London Heathrow	55	Manchester	98
Birmingham International	63		

25

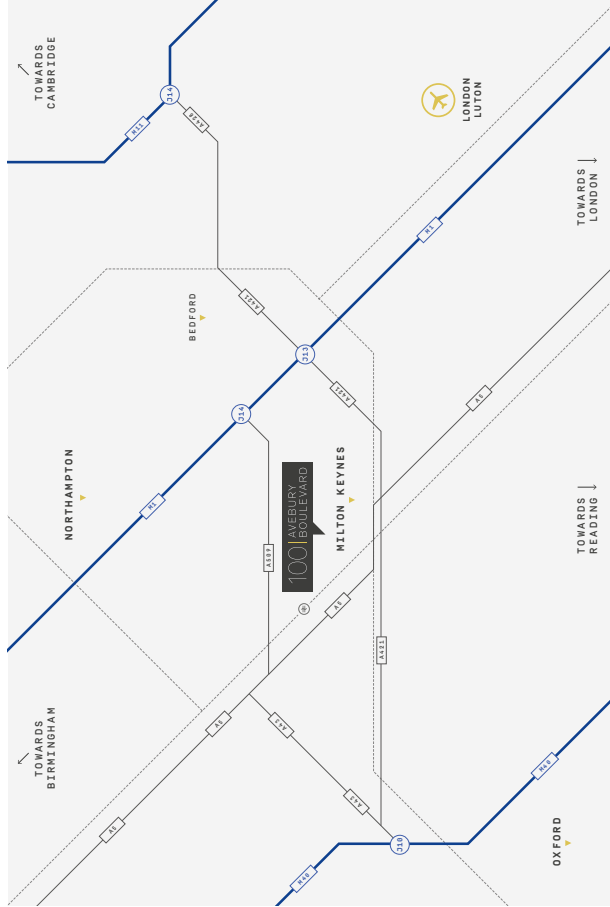
MILES TO LUTON AIRPORT

33

MINUTES BY RAIL TO EUSTON

04

MILES TO THE M1, JUNCTION 14





01

Credit: 6a Architects

A CITY OF THE FUTURE

With its high quality of life and burgeoning reputation as a creative, cultural, diverse and tolerant city, Milton Keynes is highly rated by those who live here. Plenty of green spaces and top-class leisure facilities. Excellent schools, thriving universities and the development of MKU, a new technology university in the heart of Milton Keynes, which all contribute to making it a highly sought-after place in which to live and raise a family.

Milton Keynes offers a wide variety of high-quality retail, entertainment and leisure destinations. It's a haven for foodies, and with so many restaurants, cafés and bars to choose from, all tastes are catered for. With over 25 million visitors in 2017, when it comes to retail therapy, the centremix and into Milton Keynes combine to make one of Europe's largest covered shopping centres.



04

Credit: Bureau of Visual Affairs, courtesy of Blatchley Park Trust

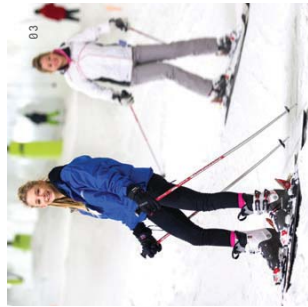


05



02

Credit: Jane Russell Photography



03



06

Milton Keynes has many cultural attractions including a thriving arts scene, renowned heritage, and flourishing sporting communities. There's something for everyone, from the newly expanding MK Gallery, to international sporting events such as the Formula 1 Grand Prix at Silverstone. The National Bowl in Milton Keynes is set to become a 75,000 capacity outdoor arena, it will soon play host to some of the world's most famous artists.

04 Blatchley Park

05 MK Stadium

06 Silverstone Circuit



THE FUTURE OF BUSINESS

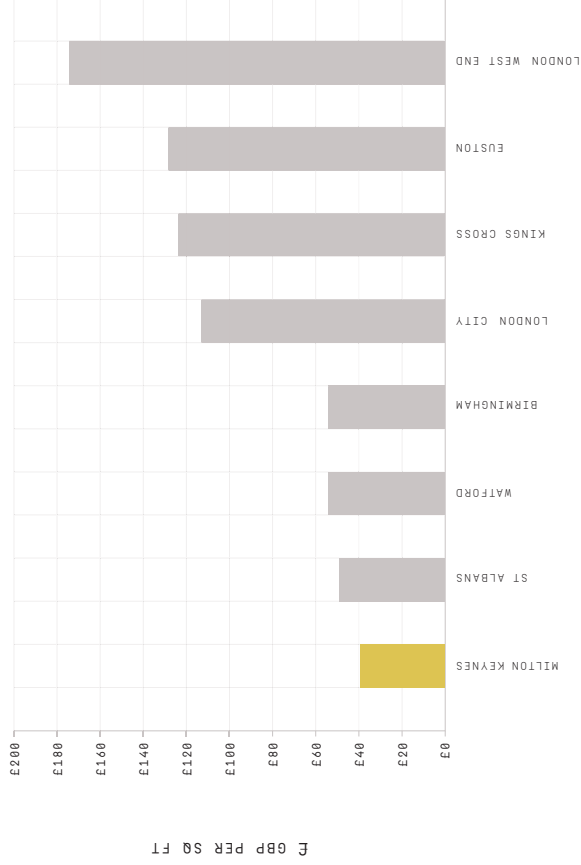
Milton Keynes is internationally recognised as a centre for learning and innovation. The local area hosts three universities, and sits at the heart of a cluster of high performing universities spread across an arc reaching from Cambridge to Milton Keynes to Oxford. Cranfield University, Open University and Buckingham University offer postgraduate management degrees, and other specialisms that can provide support and employees for corporate businesses locating to the area. To add to this, MKU, a new Cranfield technology university, is being planned just a few hundred yards away on Avebury Boulevard.



CONSTANT INVESTMENT

Milton Keynes is a key player in the UK economy, generating £10.8 billion per year and continuing to grow and thrive at an impressive pace. Advantageously positioned at the centre of the UK's 'economic heartlands' and within the Cambridge to Oxford growth corridor, the city is attracting considerable investment and new infrastructure, such as the proposed investment in East-West Rail and the A421 Expressway. Furthermore, its 'Smart City' status is not only shaping investments in new technology such as self-driving 'pod' vehicles, but also the technological university currently being planned just a short walk from '100' on Avebury Boulevard. The future is looking dynamic for the city.

COST COMPARISON



HOME OF INNOVATION

With its history of technological innovation, Milton Keynes is home to the fourth highest number of business startups in the UK. Among many recent innovations, the UK's first self-driving 'pod' vehicle was unveiled in the city in 2015. Approximately 24,800 people were employed in the Milton Keynes technology industry in 2016. Between 2012 and 2015, technology growth in the city was 24%, well above the national average of 14%. Many international companies already have headquarters in the city, including Mercedes Benz, Santander, VW Finance, Network Rail, and Home Retail Group.

With its growing reputation as a hub for cutting-edge technology and innovation, increasing numbers of forward-thinking companies are choosing to build their futures in the city.



JOINT AGENTS

CBRE

MATT WILLCOCK

T: +44 (0)20 7182 2491

E: matt.willcock@cbre.com

**AVISON
YOUNG**

BRUCE HIBBERT

T: +44 (0)20 7911 2271

E: bruce.hibbert@avisonyoung.com

OWNER/DEVELOPER



awjames.co.uk



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

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