



# The Pinnacle

Central Milton Keynes  
MK9 1FD





All together better  
88,000 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  
7  
6  
5  
4  
3  
2  
1  
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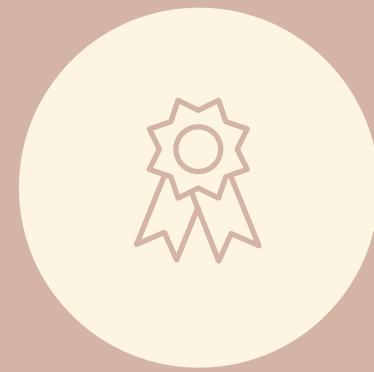
The new double height reception has been designed with exceptional facilities providing a stunning new gateway for occupiers, their staff and visitors.



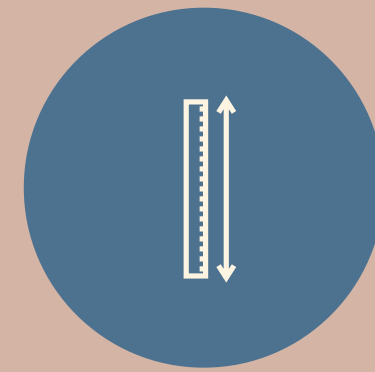
# Setting higher standards

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

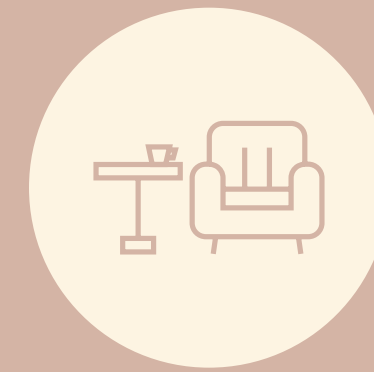
The Pinnacle provides everything required for productivity across the working day, including new end of journey facilities and onsite café.



Grade A specification



New double height entrance reception



Enhanced business lounge



New urban courtyard



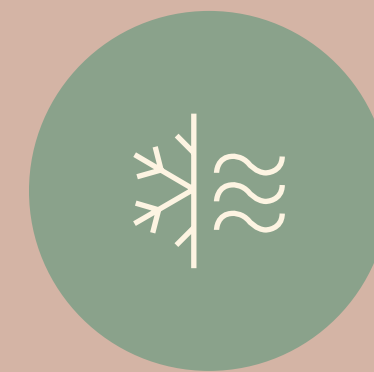
Fully managed concierge/reception



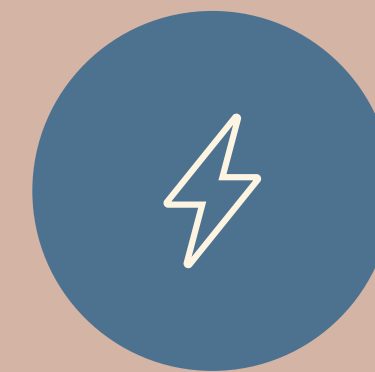
Contemporary exposed services/ceilings



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	543.9
	2nd	12,167	1,130.3
	1st	20,630	1,916.6
		4,921	457.2
	Ground	6,656	618.3
		11,496	1,068.0
	<b>Total</b>	<b>66,472</b>	<b>6,175.4</b>

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

The Studio	Ground	2,605	242.0
	Lower Ground	3,067	284.9
	<b>Total</b>	<b>5,672</b>	<b>526.9</b>

<b>TOTAL</b>		<b>87,599</b>	<b>8,138.2</b>
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# The Pinnacle offers up to 66,472 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	543.9
2nd	12,167	1,130.3
1st	20,630	1,916.6
	4,921	457.2
Ground	6,656	618.3
	11,496	1,068.0
<b>Total</b>	<b>66,472</b>	<b>6,175.4</b>





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



Up to 20,630 sq ft  
contiguous floors



Floor to  
ceiling glazing



5x 13 person  
passenger lifts



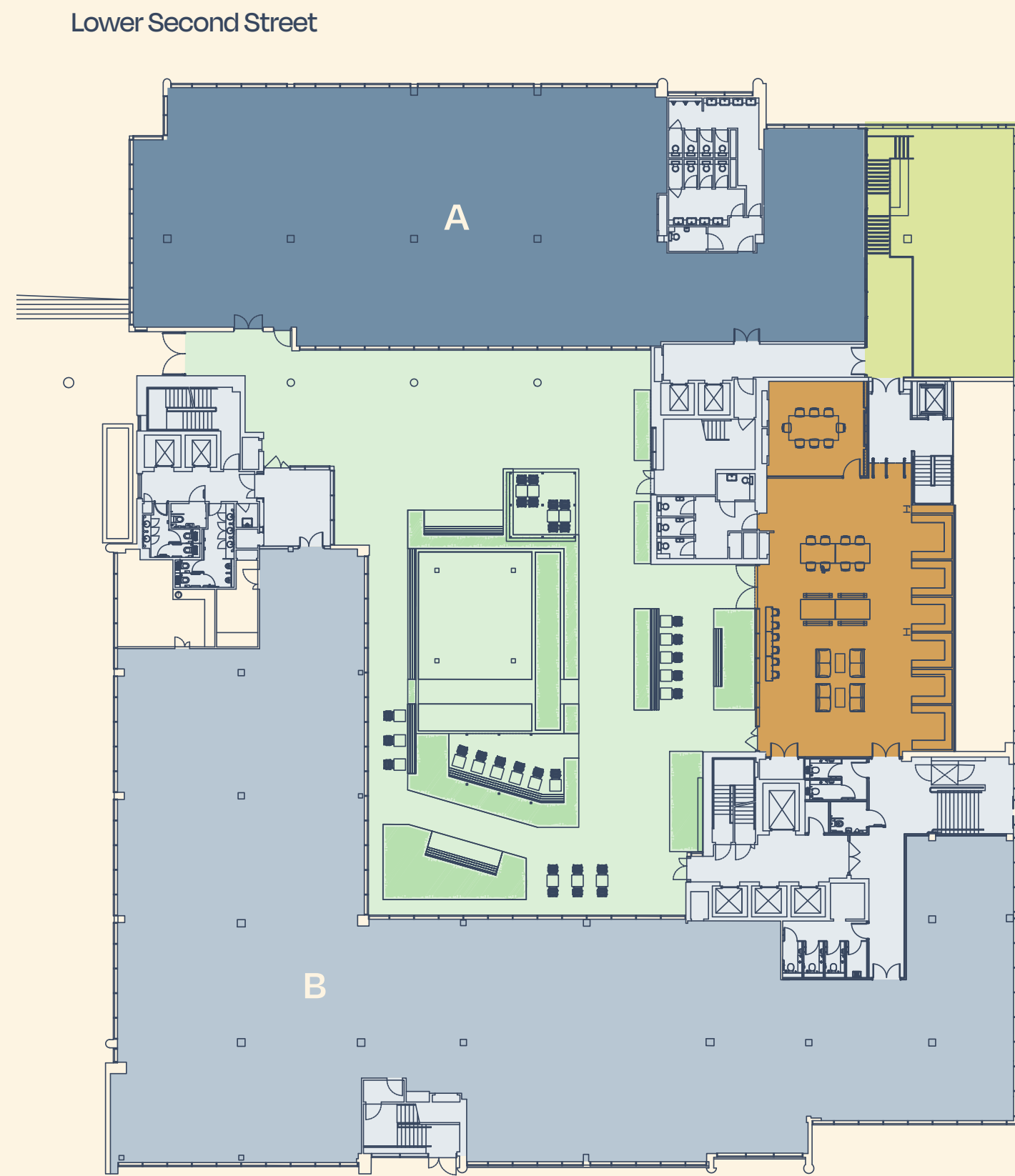
1x 21 person  
goods lift



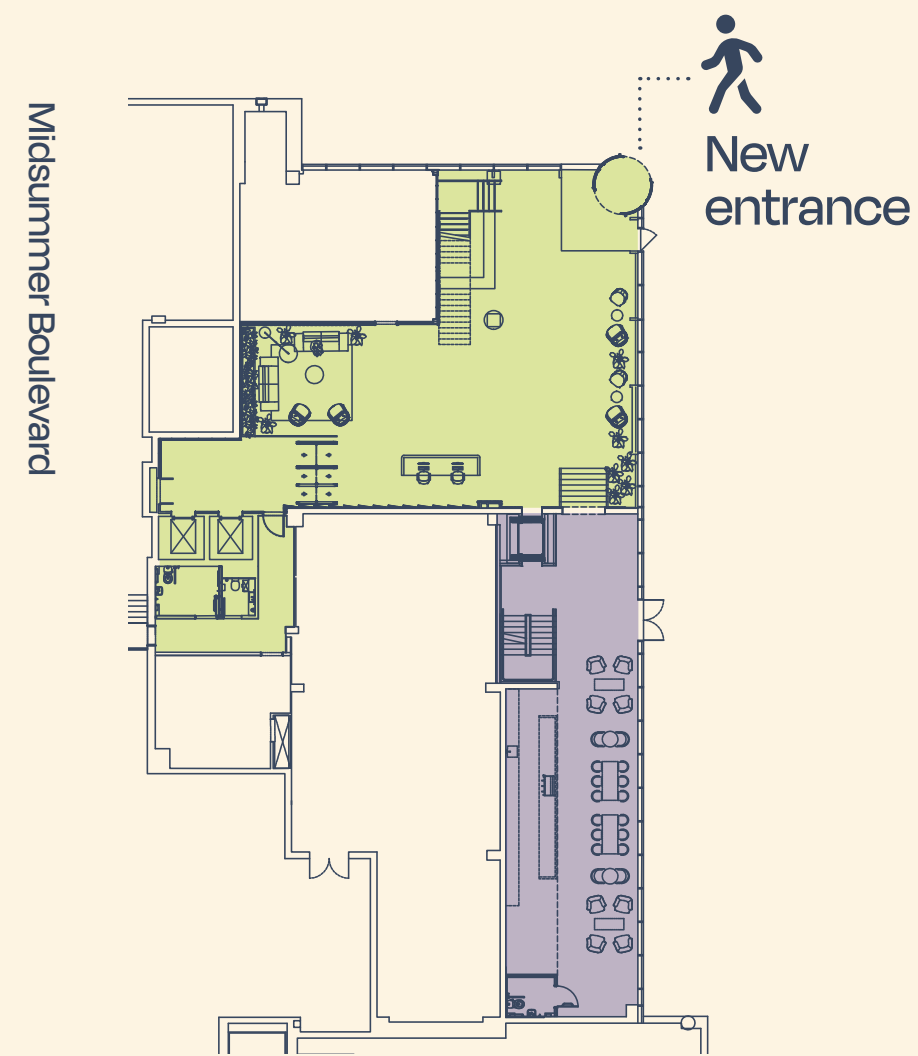


## Ground Floor

- A – 6,656 sq ft / 618.3 sq m
- B – 11,496 sq ft / 1,068.0 sq m



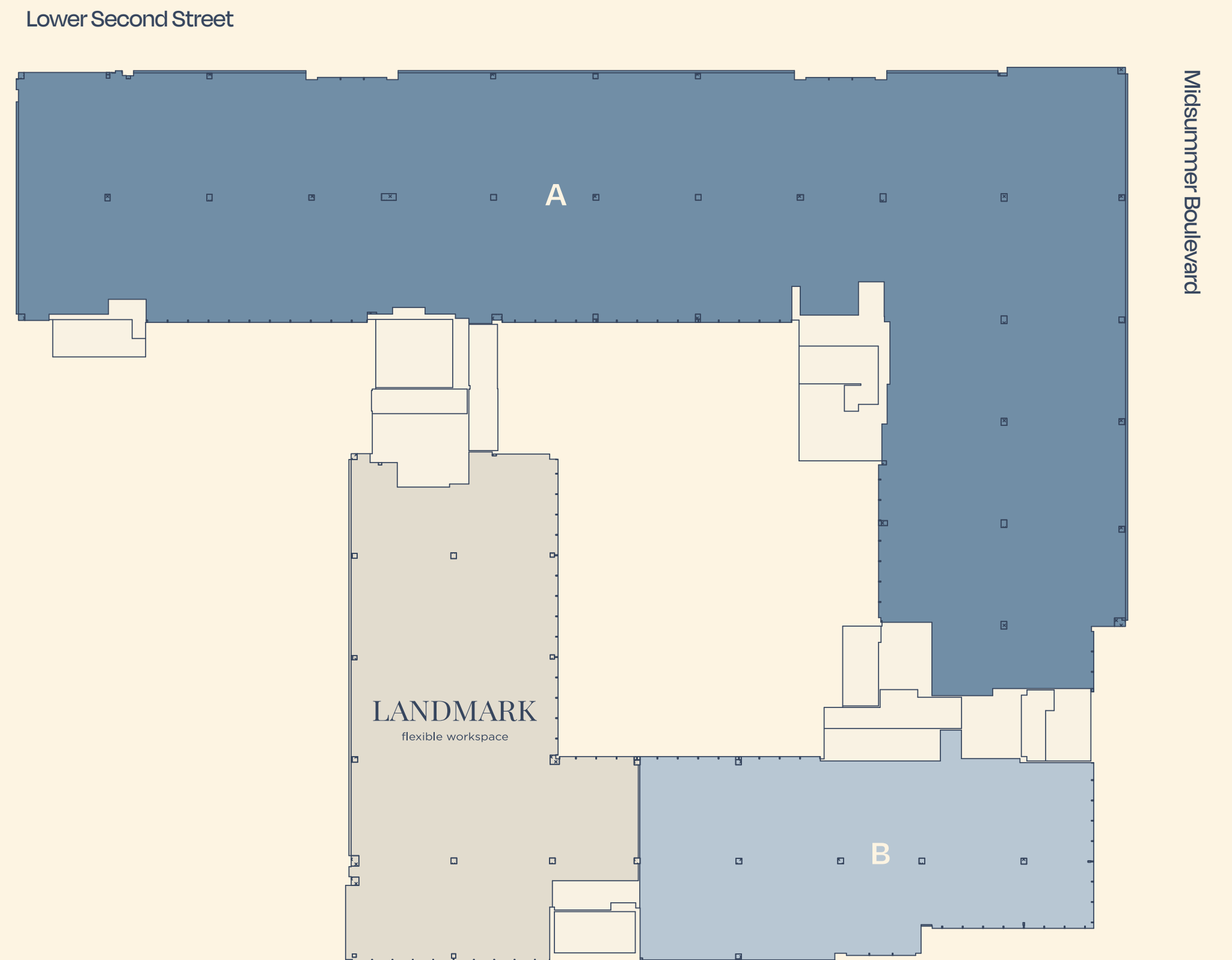
## Lower Ground Floor



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

## 1st Floor

- A – 20,630 sq ft / 1,916.6 sq m
- B – 4,921 sq ft / 457.2 sq m



For indicative purposes only. Not to scale.

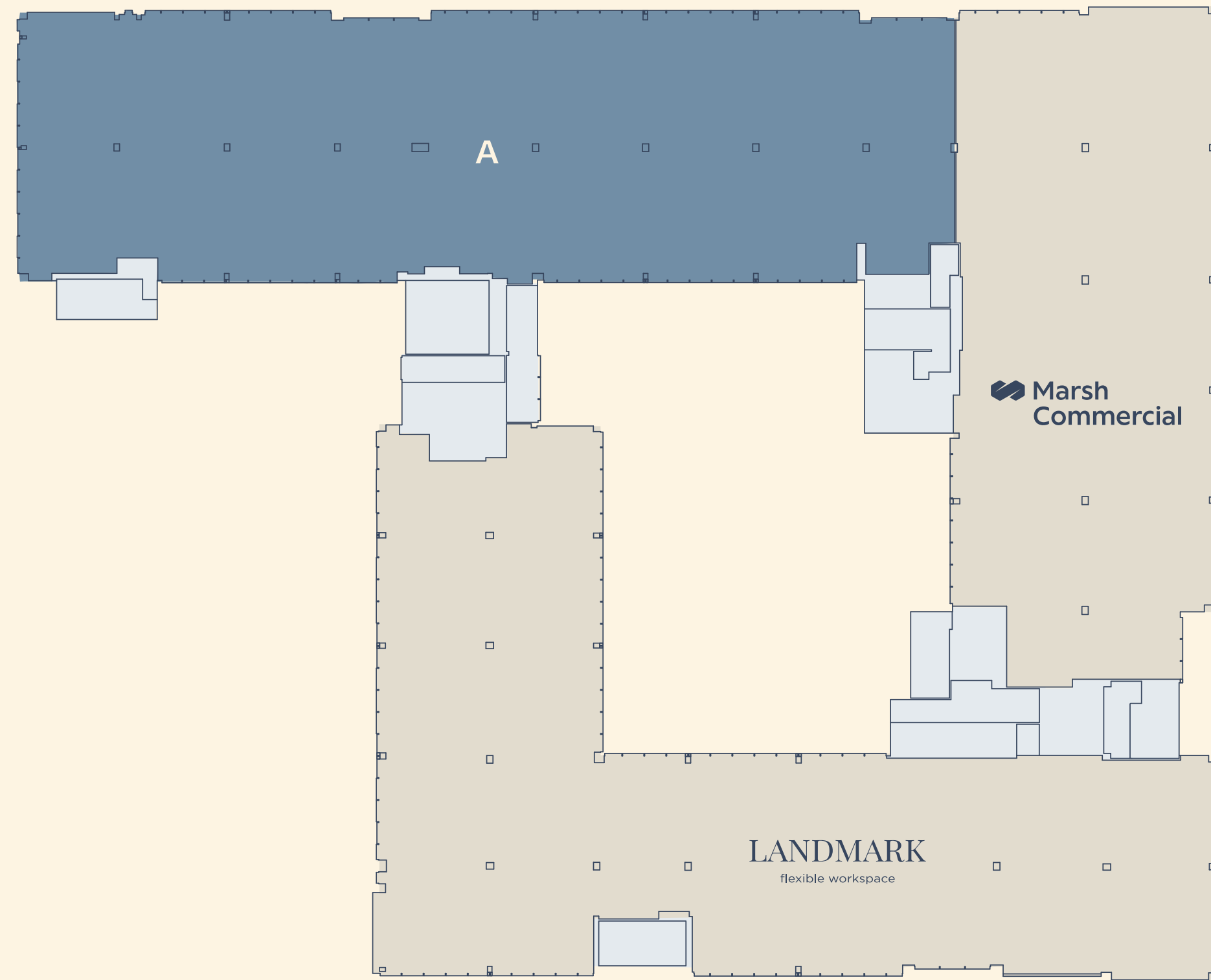




## 2nd Floor

● A – 12,167 sq ft / 1,130.3 sq m

Lower Second Street



Midsummer Boulevard

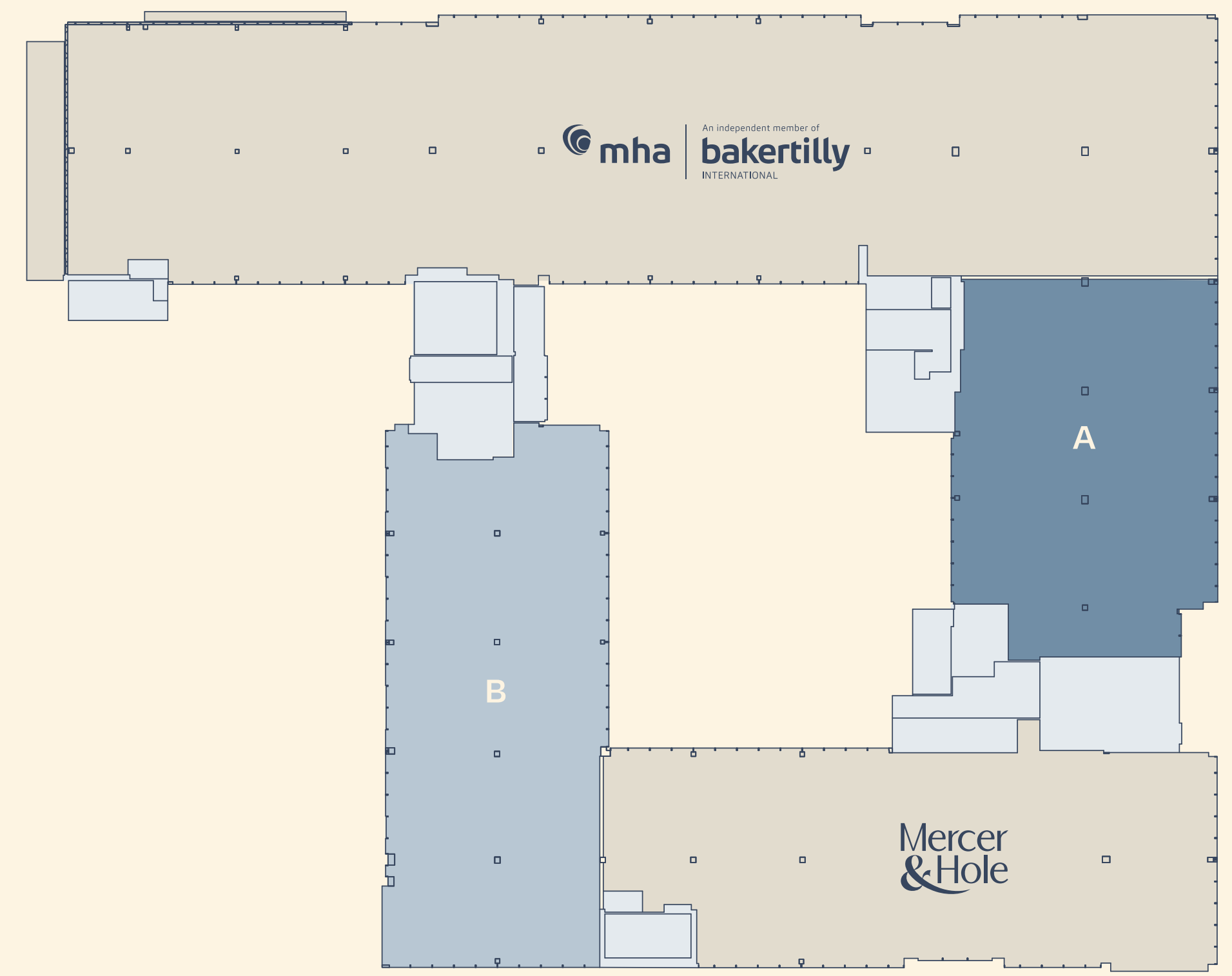
● Core  
● Let

For indicative purposes only. Not to scale.

## 3rd Floor

● A – 4,748 sq ft / 441.1 sq m  
● B – 5,854 sq ft / 543.9 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.

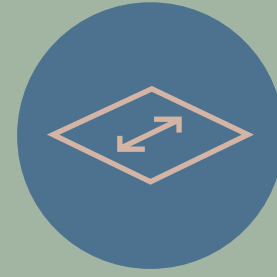
FLOOR	SQ FT	SQ M
2nd	5,425	504.0
1st	5,262	488.9
Ground	4,768	443.0
<b>Total</b>	<b>15,455</b>	<b>1,435.9</b>







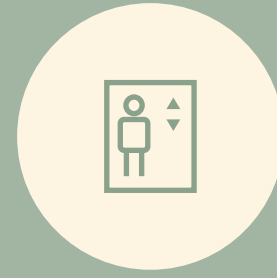
Signage for indicative purposes only.



Floors from  
4,768 sq ft



Refurbished  
reception area



1x passenger  
lift



Views over  
Grafton Park

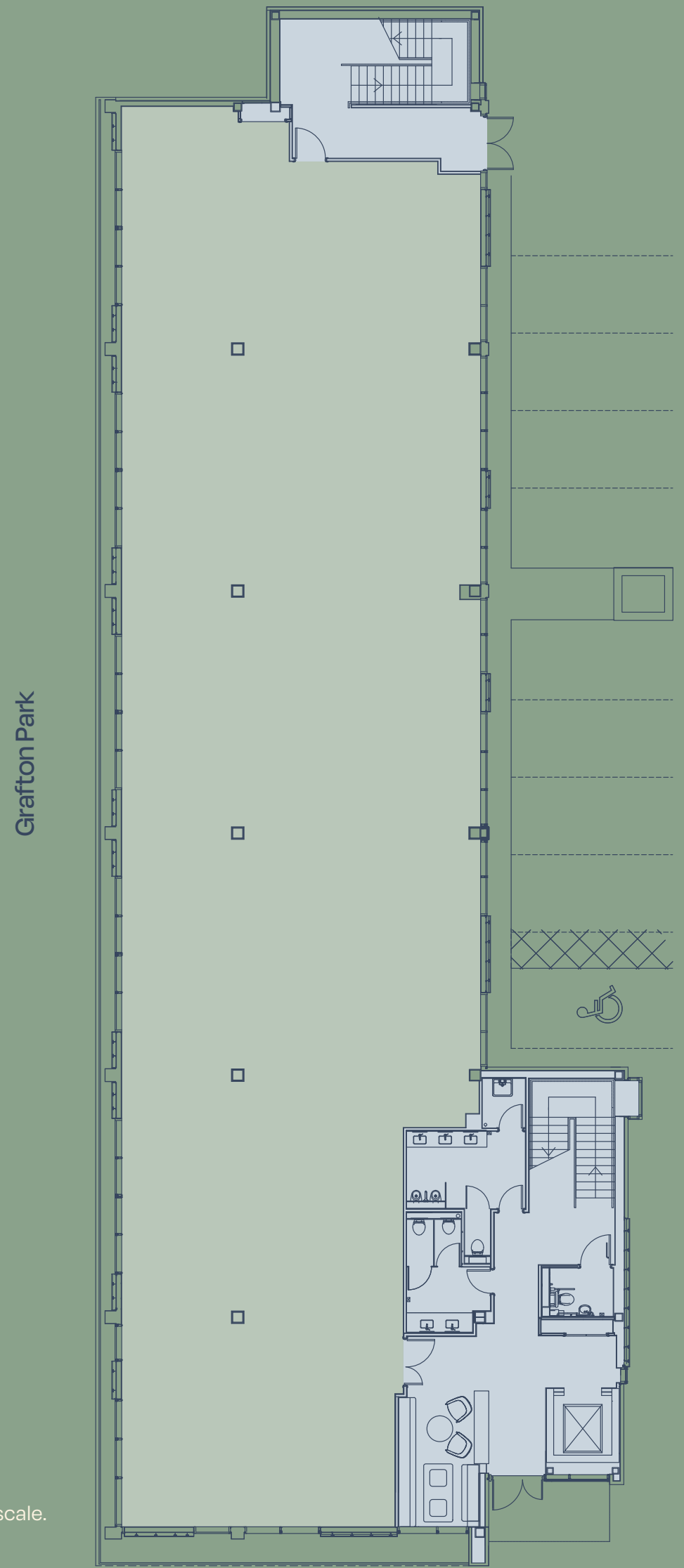






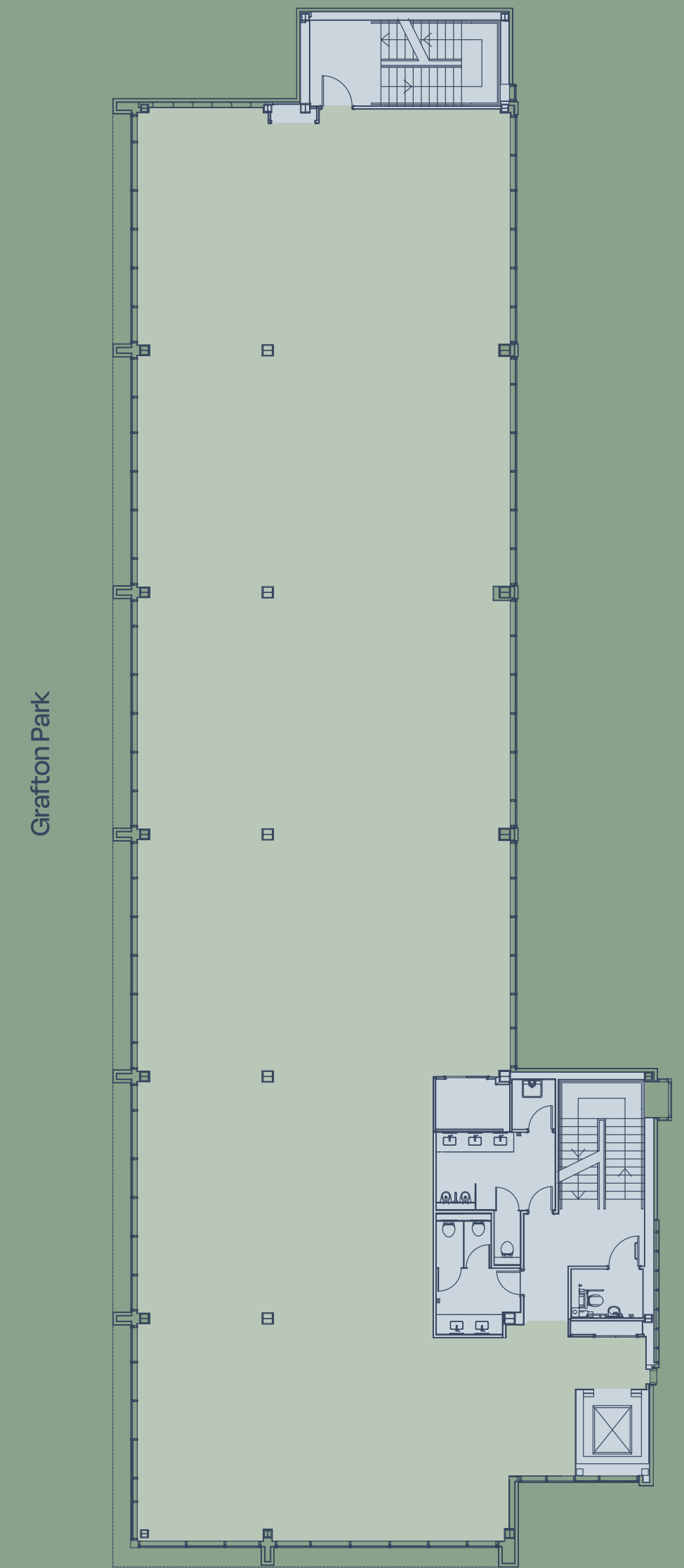
### Ground Floor

4,768 sq ft /  
443.0 sq m



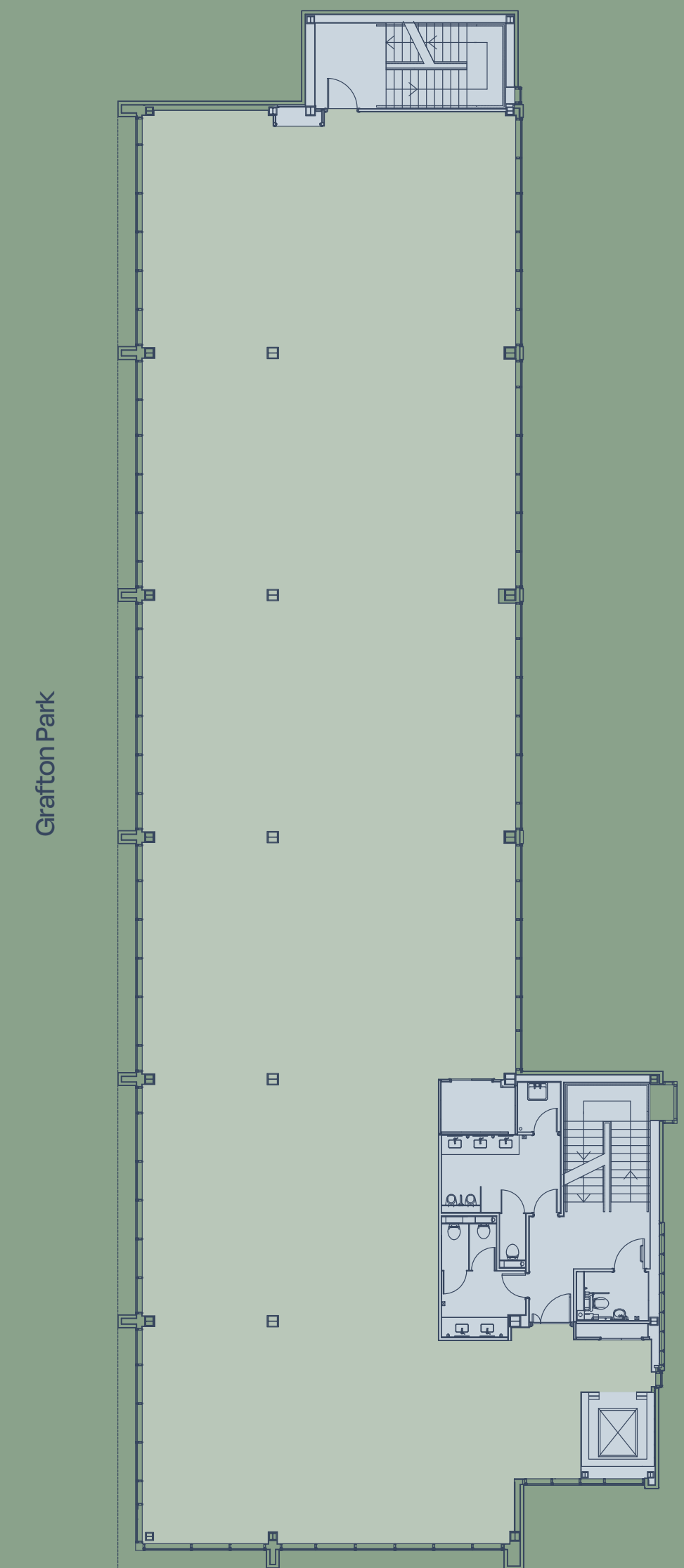
### First Floor

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
<b>Total</b>	<b>5,672</b>	<b>526.9</b>



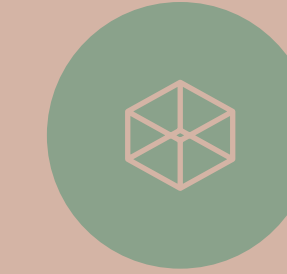


# The Studio



CGI for indicative purposes only.

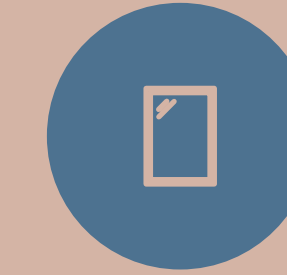
# The Pinnacle Milton Keynes



Self-contained studio



Private entrance



Floor to ceiling glazing



Opportunity for own signage



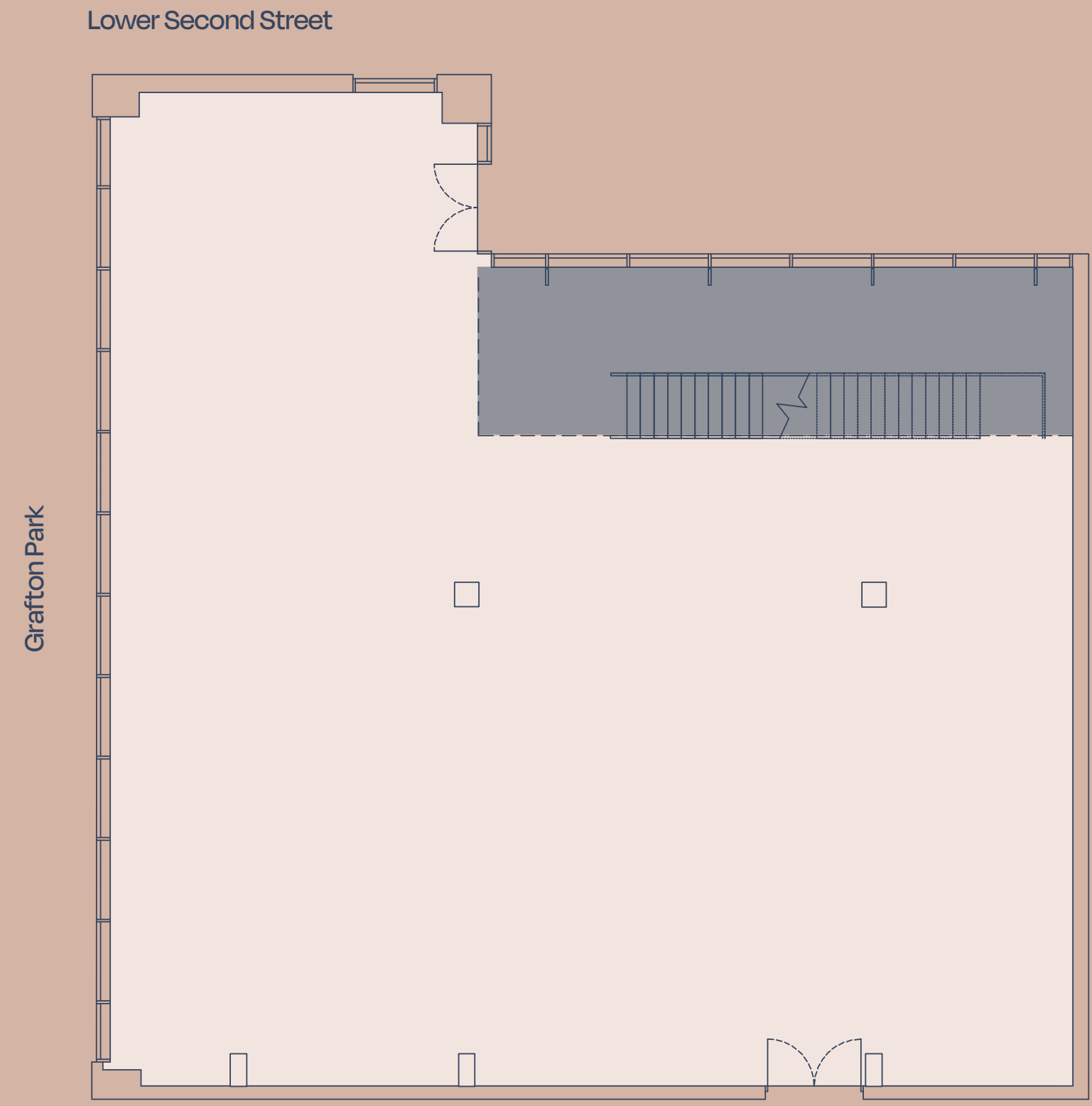
CGI for indicative purposes only.





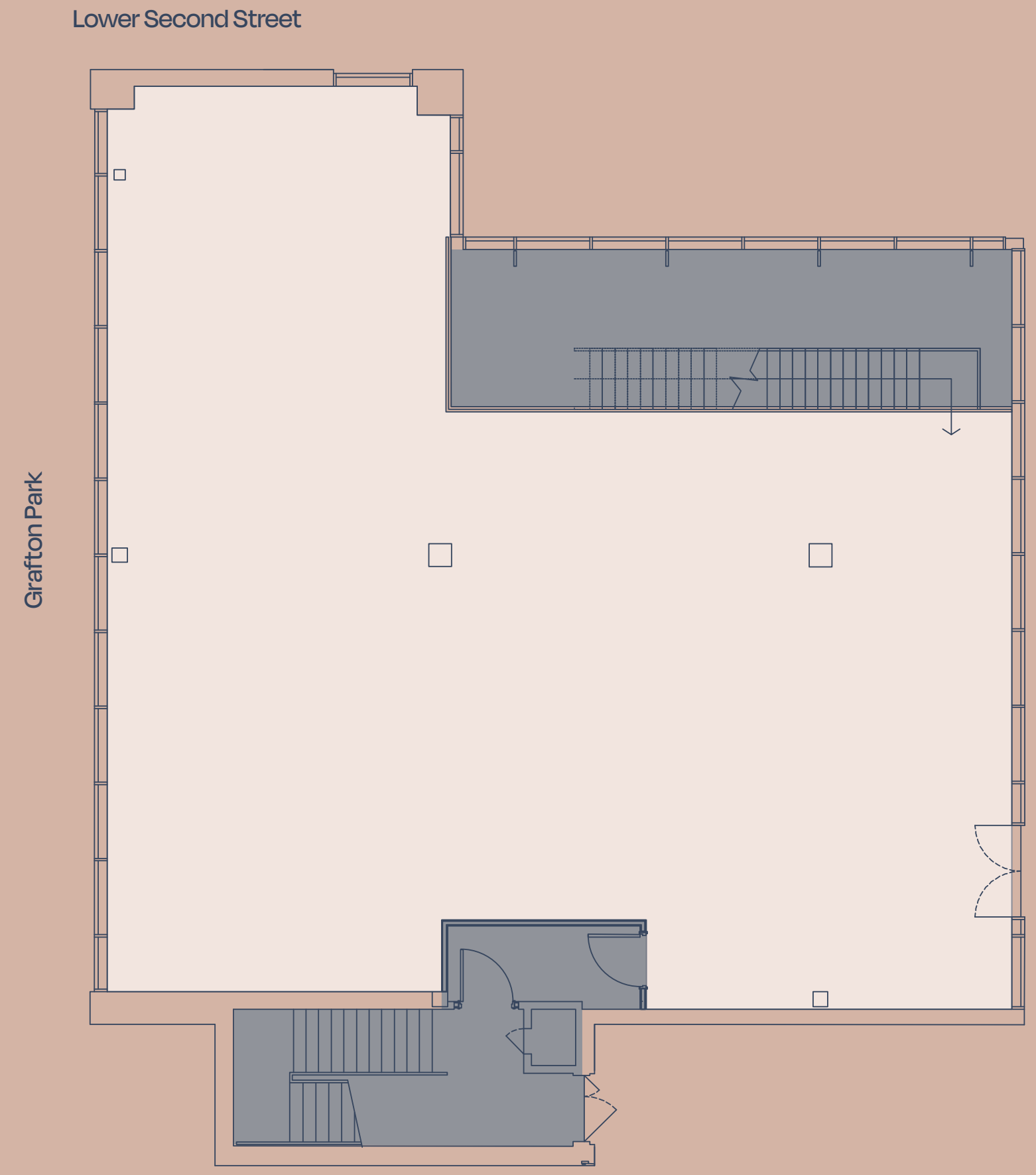
### Lower Ground Floor

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.

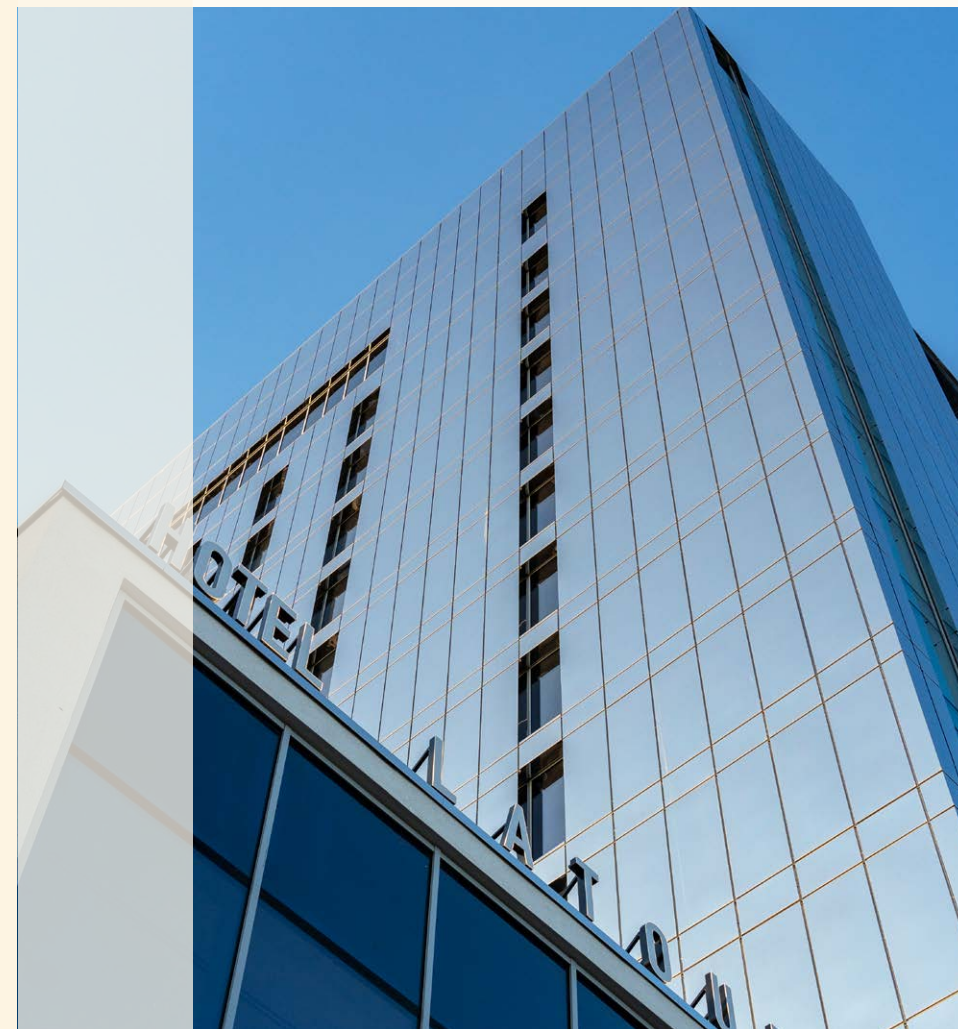


# A vibrant lifestyle

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.

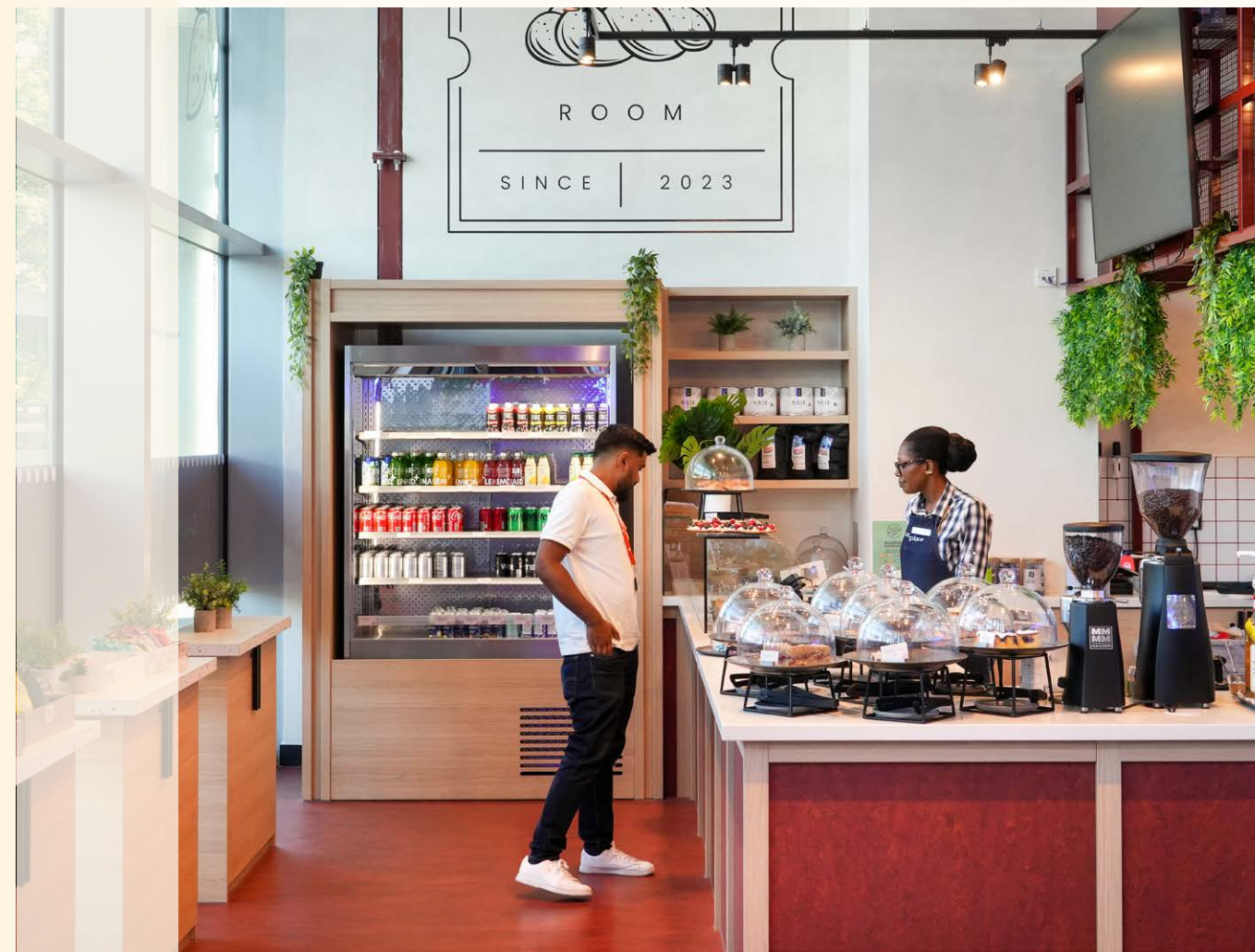
Hotel La Tour, Marlborough Gate



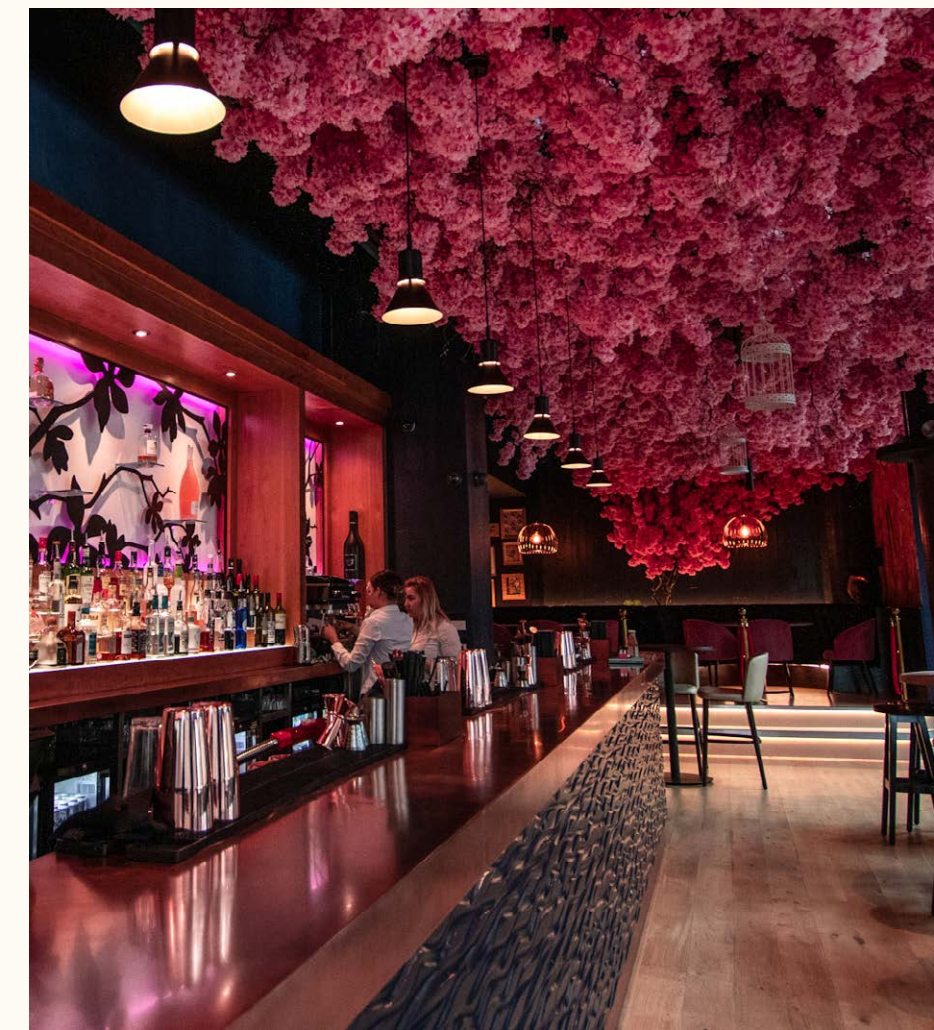
Food Market, Unity Place



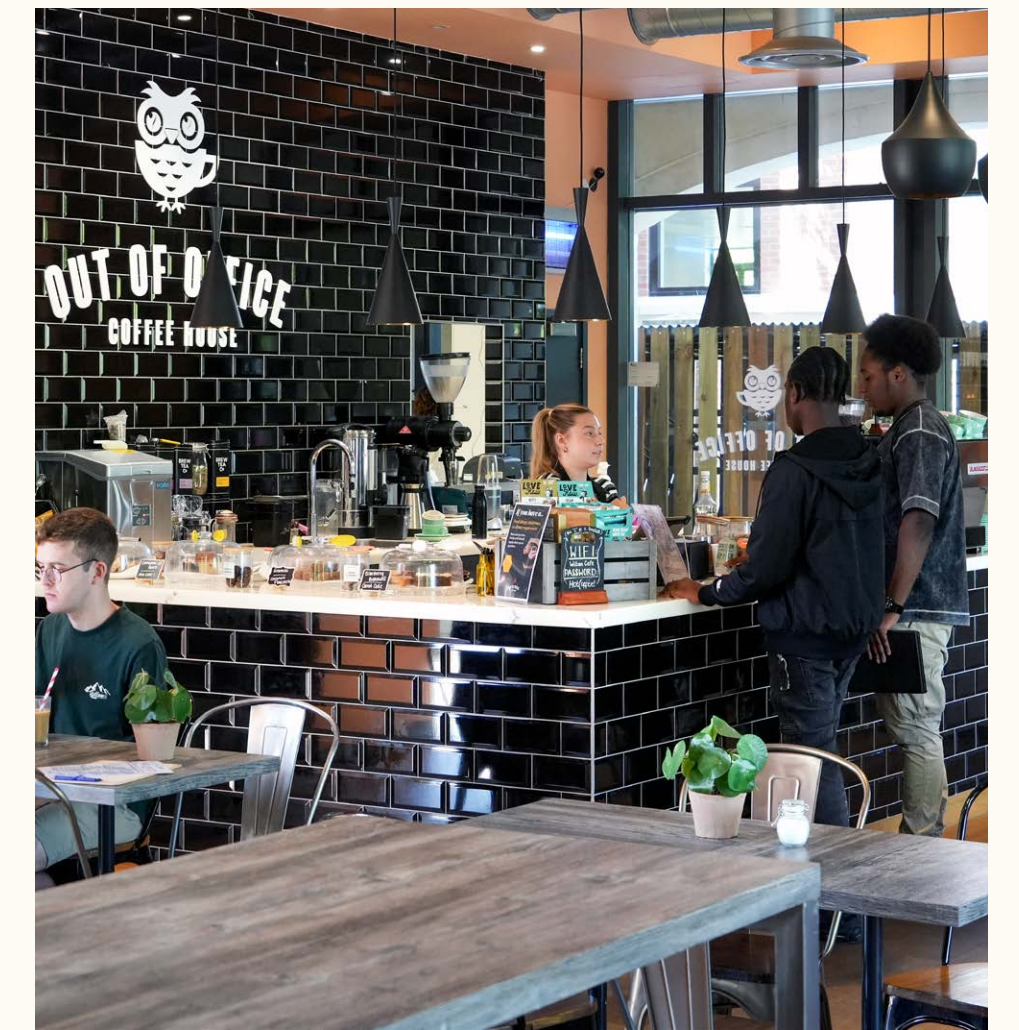
Las Iguanas, Witan Gate



Bakers Room, Unity Place



Blossom Room, Mortimer Square



Out of Office Coffee, Witan Gate



Grafton Park



## 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.

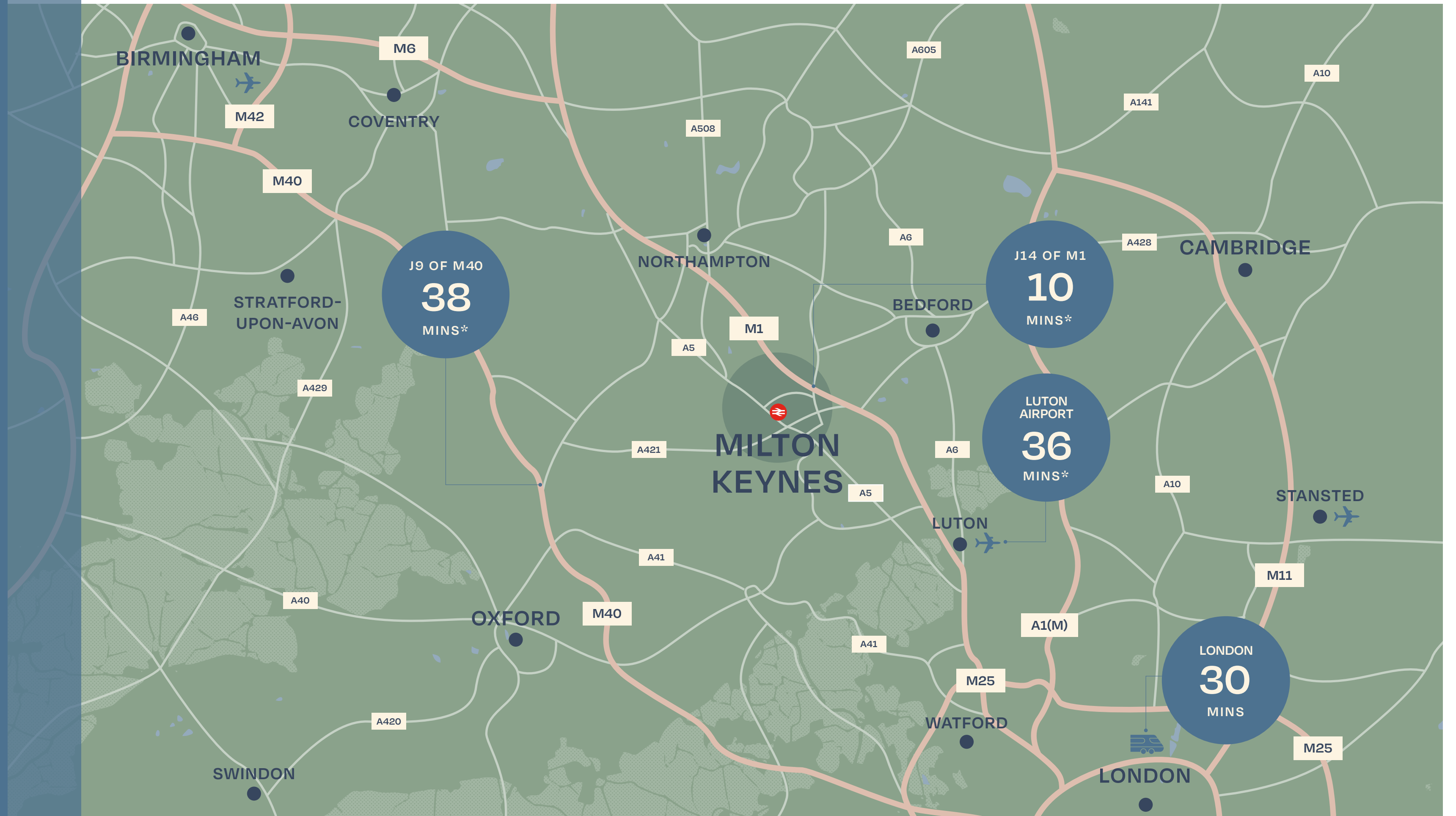
The area is well served by road networks and rail connectivity to allow tenants a quick and easy commute or journeys further afield.

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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 city's 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

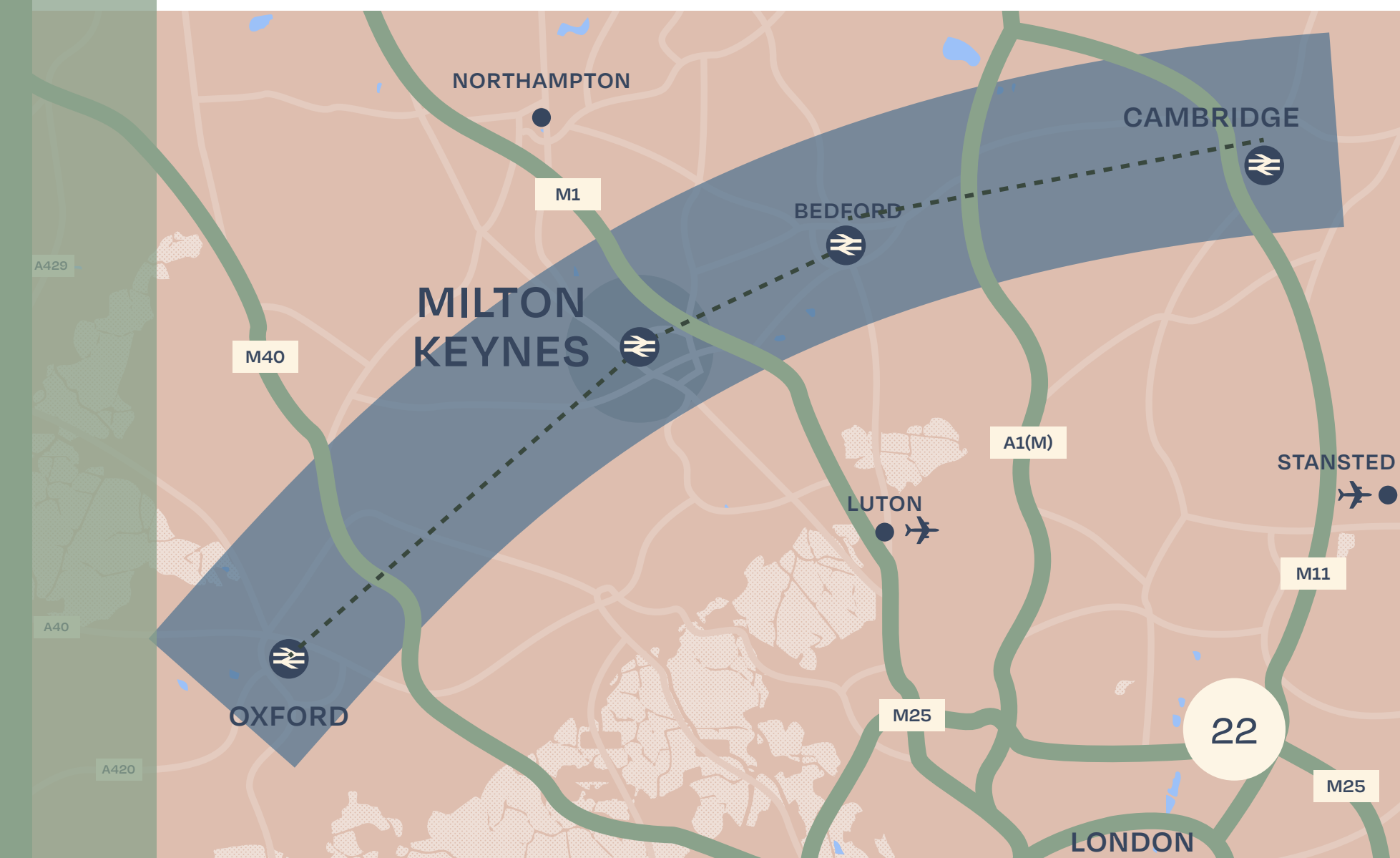
A new fast rail link will directly connect the cities of Cambridge, Milton Keynes and Oxford, cutting current journey times in half.

**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.



### Ian Leather

07860 612 242

ianleather@brayfoxsmith.com

### Joss Burrows

07342 341 727

jossburrows@brayfoxsmith.com

## Terms

Upon application.



### Matt Willcock

07920 117 257

matt.willcock@cbre.com

### Rebecca Hewitt

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rebecca.hewitt@cbre.com

### Jeremy Rodale

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jeremy.rodale@cbre.com

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