

**551**

**AVEBURY  
BOULEVARD  
MILTON  
KEYNES**

**A RARELY AVAILABLE  
SELF-CONTAINED  
OFFICE BUILDING  
OF 15,736 SQ FT**



# LIVING AND WORKING IN MILTON KEYNES

Milton Keynes is a city with a vision, it boasts an enviable track record for employment growth and it's one of the UK's fastest growing cities, with an aim to double its population to more than 500,000 by 2050. But that's only part of the story. It's perfectly placed with fast access to London and beyond. Plus cycle redways, a fast and efficient grid road system and the introduction of e-scooters provide easy commutes to and from work within the city itself.

This is a city that puts equal emphasis on both work and lifestyle, as much known for its culture as it is renowned for its use and investment in technology, creating one of the UK's most innovative and successful business environments.

Awarded  
**Smart City Status** 

**25%**  
higher productivity than the national average


The Milton Keynes economy is valued at   
**£12bn**

Top  
**10**   
shopping destination in the UK

**500,000**  
current 2050 population growth projection 

**31%**  
lower labour costs compared to London (average)

Milton Keynes is home to  
**14,000**  
businesses

The MK theatre is the most successful theatre outside of London 

Over the last year IT companies increased their floorspace by  
**150%**

# STRATEGICALLY LOCATED

Milton Keynes is located at the heart of the strategically important 'Ox-Cam Arc'. The 'Arc' region currently contributes £90 billion a year to the UK Economy and is forecast to grow to £250 billion by 2050.

The Arc has a rich educational profile with Cambridge and Oxford currently ranked at one and two globally. Milton Keynes new university MK:U first student intake is scheduled for 2023.

Over 3.3m live along the corridor, a similar figure to Silicon Valley, with 60% of people educated to degree level in Oxford and Cambridge, almost double the UK average.

The 'Arc' is set to benefit from substantial government investment which will deliver the Varsity Rail Line between Oxford and Cambridge scheduled to be open by 2030.

 **OXFORD-CAMBRIDGE ARC**

 **VARSIITY RAIL LINE**



# ON YOUR DOORSTEP

A5

Silbury Boulevard

Grafton Gate V6

Portway H5 (A509)

Saxon Gate V7

easyHotel

Travelodge Milton Keynes Central

Fred Roche Gardens

## Restaurants and Cafés

- |                    |                       |
|--------------------|-----------------------|
| Burger King        | Prêt a Manger         |
| Byron Burger       | ShakeAway             |
| Caffè Nero         | Starbucks Coffee      |
| Costa Coffee       | Wagamama              |
| Greggs             | YO! Sushi             |
| Krispy Kreme       | Ask Italian           |
| McDonalds          | Neds Noodles          |
| Nando's            | KFC                   |
| Patisserie Valerie | Hotel Choc            |
| Pizza Express      | Harrods Champagne Bar |
| Pizza Hut          |                       |

+ Centre:MK shopping centre

Harrods  
H Beauty

John  
Lewis

P

Midsummer Boulevard

Jurys Inn

Travelodge

Gym and spa

+ Midsummer  
Place

+ MK Gallery

Hotel La Tour

+ 12th  
Street  
Leisure  
Quarter

+ MK Theatre

+ Campbell Park

Holiday Inn

P

P

Premier Inn

Avebury Boulevard

Sainsbury's

MK:U university  
campus

551

+ Xscape  
Ski slope  
Restaurants  
Shops

Premier Inn

Childs Way H6



## PLACES TO RELAX

Milton Keynes provides plenty of green spaces to recharge the batteries during your workday and relax during your time out of the office, with 6,000 acres of green spaces and parkland including the grade II listed Campbell Park, which is only a few minutes walk away from 551.



## EAT AND DRINK

When it comes to amenities and entertainment Milton Keynes has it all. Foodies are spoilt for choice with a wealth of bustling restaurants, cafés and bars, from dining near the popular MK Theatre to the Hub:MK, offering plenty of places for lunchtimes, business entertaining and nights out.



**6,000** 

acres of green spaces  
and parkland



## THINGS TO DO

Milton Keynes has a flourishing art and entertainment scene which includes the extended MK Gallery, the world famous Bletchley Park, Shakespeare and Proms in the Park and the IF: Milton Keynes International Festival, showcasing talent from around the world.

For the family there's plenty to do at Xscape, which provides one of the UK's largest indoor ski-slopes, restaurants and the latest sporting brands.



## WHERE TO SHOP

From your day-to-day needs to more indulgent shopping there's plenty of retail therapy just a few minutes walk away in the award winning centre:MK shopping centre, where you can shop in over 160 stores including Harrods newest and largest H Beauty store. The picturesque market towns and villages that surround the city provide plenty of independent shops, crafts, and gifts with regular farmers' markets selling delicious local foods.

## LIVING IN MILTON KEYNES

MK's unique design and grid layout has created a modern city, with many benefits for its residents and businesses. It's Smart City status has cultivated a dynamic environment for business growth. This smart thinking approach continues beyond the workplace, with high quality living available across the modern city, further housing expansion plans are in the pipeline as well as an ambition to become carbon neutral by 2030.



## EXCELLENT TRAVEL CONNECTIONS

551 sits at the heart of the city, only minutes away from all of its amenities, making it perfectly positioned for businesses and employees.


Milton Keynes is based on a grid road system making it simple to access the city and to travel around by car and with over 270 km of cycle redways it's easy to get to your desk on time.

5 

mins to M1 J14

40 

bus routes in and around Milton Keynes

30 

mins to London Euston

Only 35 minutes to London Luton airport

### TO AIRPORTS

Euston	53 miles
London Luton	23 miles
Birmingham International	63 miles







## BY ROAD

By road, Milton Keynes is at the hub of the motorway network, easily reached by the M1 with Junctions 13/14 only minutes away from 551.

M1 (Junction 14)	4 miles
M1 (Junction 13)	9 miles
M25 (Junction 21)	33 miles
Central London	52 miles
Birmingham	70 miles



## BY TRAIN

Within walking distance is the train station, offering, fast, easy access to London, Birmingham and beyond.

Euston	35 mins
London Luton	35 mins
Heathrow	60 mins
Birmingham International	40 mins
Birmingham New Street	50 mins
Birmingham	53 mins
Manchester	98 mins

(Source for distances and times: Google Maps)



# 270 km

of cycle routes  
to help you get  
to work



# EASY ACCESS

A5 TO LONDON  
▲

TO M1 NORTH AND SOUTH  
▲

## KEY

- Principle Redway cycle routes
- 🚲 Santander cycle station
- Leisure cycle routes
- Employee bus route
- Employee bus stop
- Employee bus route
- Employee bus stop
- P Multi-storey car parks

551

Bus Station

Bus Terminal

+ Campbell Park

# USEFUL TRAVEL LINKS

## A LOCATION LIKE NO OTHER

Milton Keynes provides unrivalled access to amenities throughout the city. Use our list of handy links to guide you through this modern city.

### USEFUL APP

[MyMiltonKeynes](#)



### TRAIN TIMETABLES

- + [www.nationalrail.co.uk](http://www.nationalrail.co.uk)
- + [www.thetrainline.com](http://www.thetrainline.com)



### BUS TIMETABLES

- + [www.arrivabus.co.uk/beds-and-bucks/bus-travel-in-milton-keynes](http://www.arrivabus.co.uk/beds-and-bucks/bus-travel-in-milton-keynes)
- + [www.getsmartertravelmk.org](http://www.getsmartertravelmk.org)



### CYCLE INFORMATION

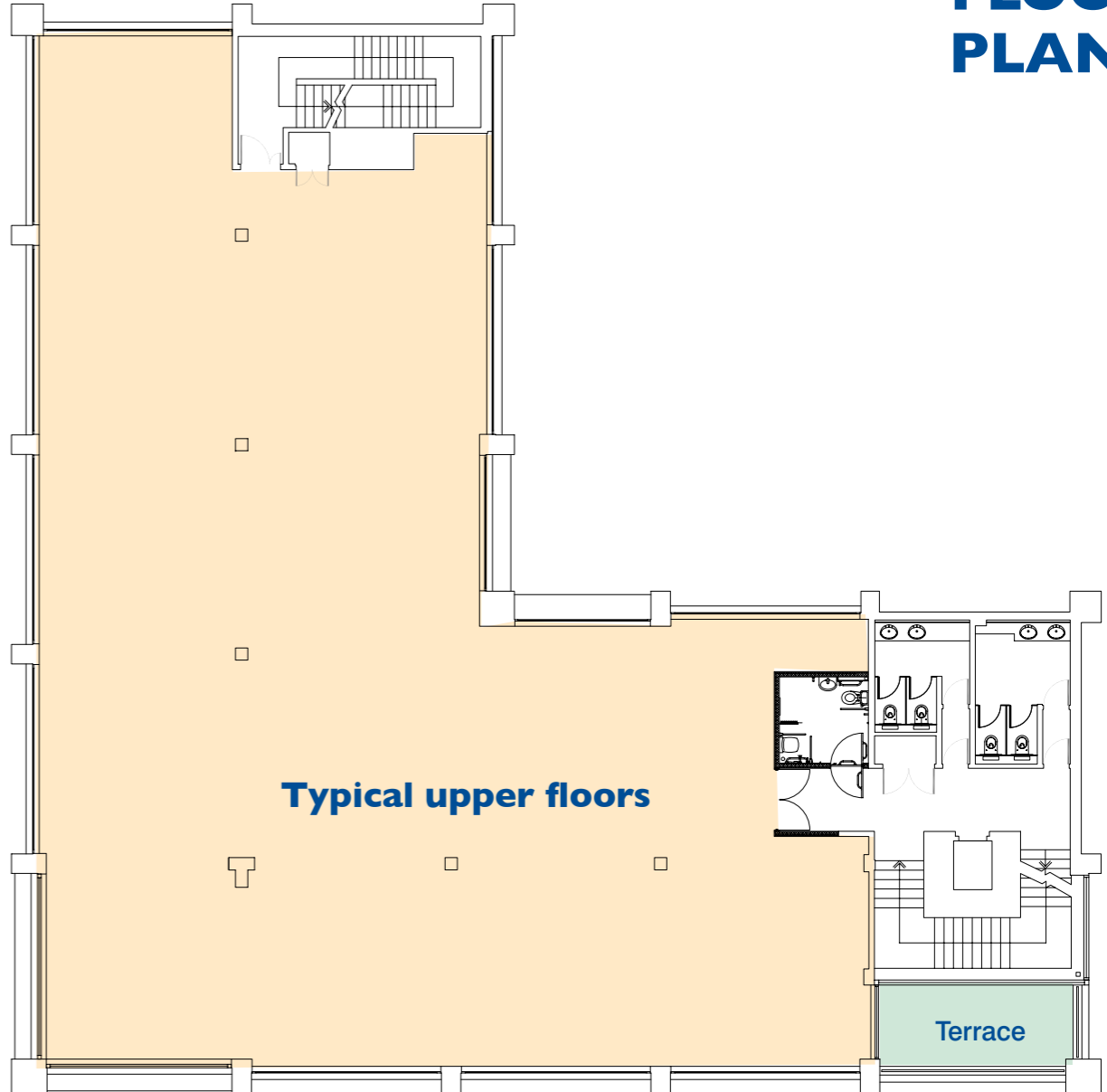
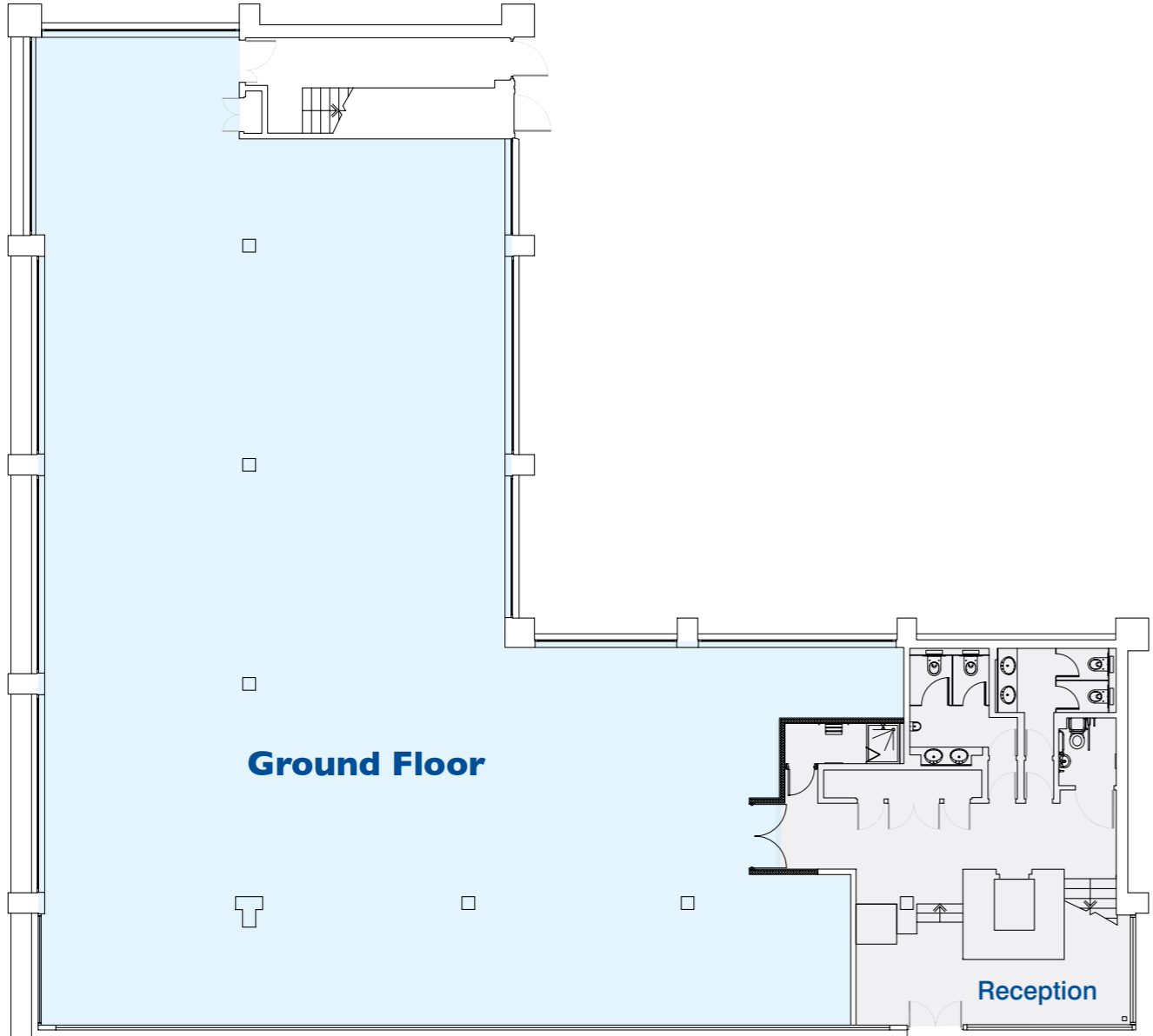
- + [www.getsmartertravelmk.org/cycling/cycle-facilities](http://www.getsmartertravelmk.org/cycling/cycle-facilities)
- + [www.getsmartertravelmk.org/cycling/redways](http://www.getsmartertravelmk.org/cycling/redways)
- + [www.santandercycles.co.uk/miltonkeynes](http://www.santandercycles.co.uk/miltonkeynes)



### MILTON KEYNES PARKS

- + [www.theparkstrust.com](http://www.theparkstrust.com)

**FLOOR  
PLANS**



## ACCOMMODATION

A rarely available self-contained office building comprising:

FLOOR	SQ FT	SQ M
Ground	4,435	412
First	5,113	475
Second	5,134	477
Reception	1,052	98
<b>TOTAL</b>	<b>15,736</b>	<b>1,462</b>

(Indicative office photograph)

## EXCELLENT SPECIFICATION



New air conditioning



New LED lighting



Remodelled reception



New floor and decorative finishes



New WCs and showers



Barrier controlled car park



Target EPC rating B



Zero carbon in use initiatives



EV charging point

**55 | miltonkeynes.co.uk**



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**An MEPC refurbishment**

