

# New City Place

MILTON KEYNES



With its imposing glass structures  
positioned around a new public piazza,  
New City Place is designed to change  
the landscape in Milton Keynes

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## A fresh step forward for a visionary city

New City Place is a pioneering development set to raise the bar in MK and beyond

60 years ago, there was nothing here; just a few small villages and farms. Then someone had a vision of a new kind of town; a cleaner greener place to live and work but with all the shopping, leisure and cultural facilities of a major city centre. It's the thriving community we see today.

Now, it's time to take that vision forward, by creating a new focal point for Milton Keynes - a pioneering mixed-use development of up to 253,000 sq ft (NIA) of office space and 200 luxurious apartments. And between its two glass towers will be a new piazza of shops, cafes and restaurants - a lively venue all week long.







*An impressive new central plaza will be the focal point of the new development*



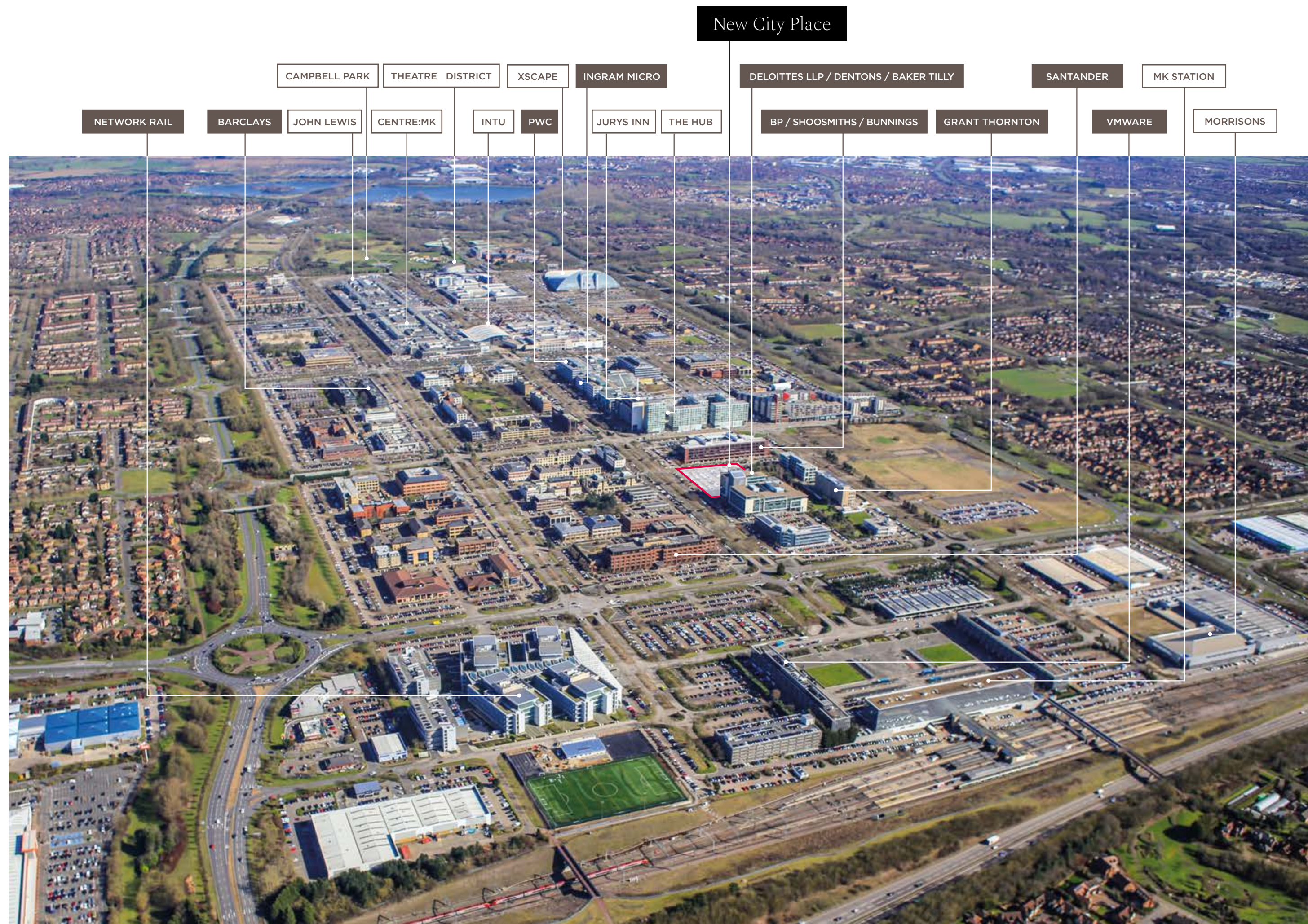
# A city with innovation built in

New City Place occupies a prominent position at the heart of one of the UK's fastest growing business destinations

Milton Keynes is one of Britain's fastest-growing cities. And it's easy to see why. It's 30 minutes from London, it's on the Oxford/Cambridge corridor and close to the M1 for Birmingham and the North. Nearly ten million potential staff live within an hour's drive of Milton Keynes. And now the MK Smart City initiative enables businesses and residents alike to benefit from new technology including: self-drive 'pods' to get around the city centre, cost effective local services to keep business rates low and coming soon: Britain's fastest broadband, a fibre-optic network offering up to 1,000Mbps/sec.

As you can see, Milton Keynes offers the full spectrum of shopping, cultural and leisure facilities - along with all the support services a company needs.

All that's missing is one outstanding, landmark development to provide businesses and residents with the prestigious accommodation the city now deserves.





At the heart of the UK  
with access to London  
in 30 minutes



Milton Keynes is strategically  
located in a central position to London,  
Birmingham, Oxford and Cambridge

**TIMINGS**

**ON FOOT**

Milton Keynes Central Station 5 mins

Source: GoogleMaps

**RAIL**

London Euston	34 mins
Birmingham New Street	53 mins
Manchester Piccadilly	98 mins

Source: National Rail Enquiries

**ROAD**

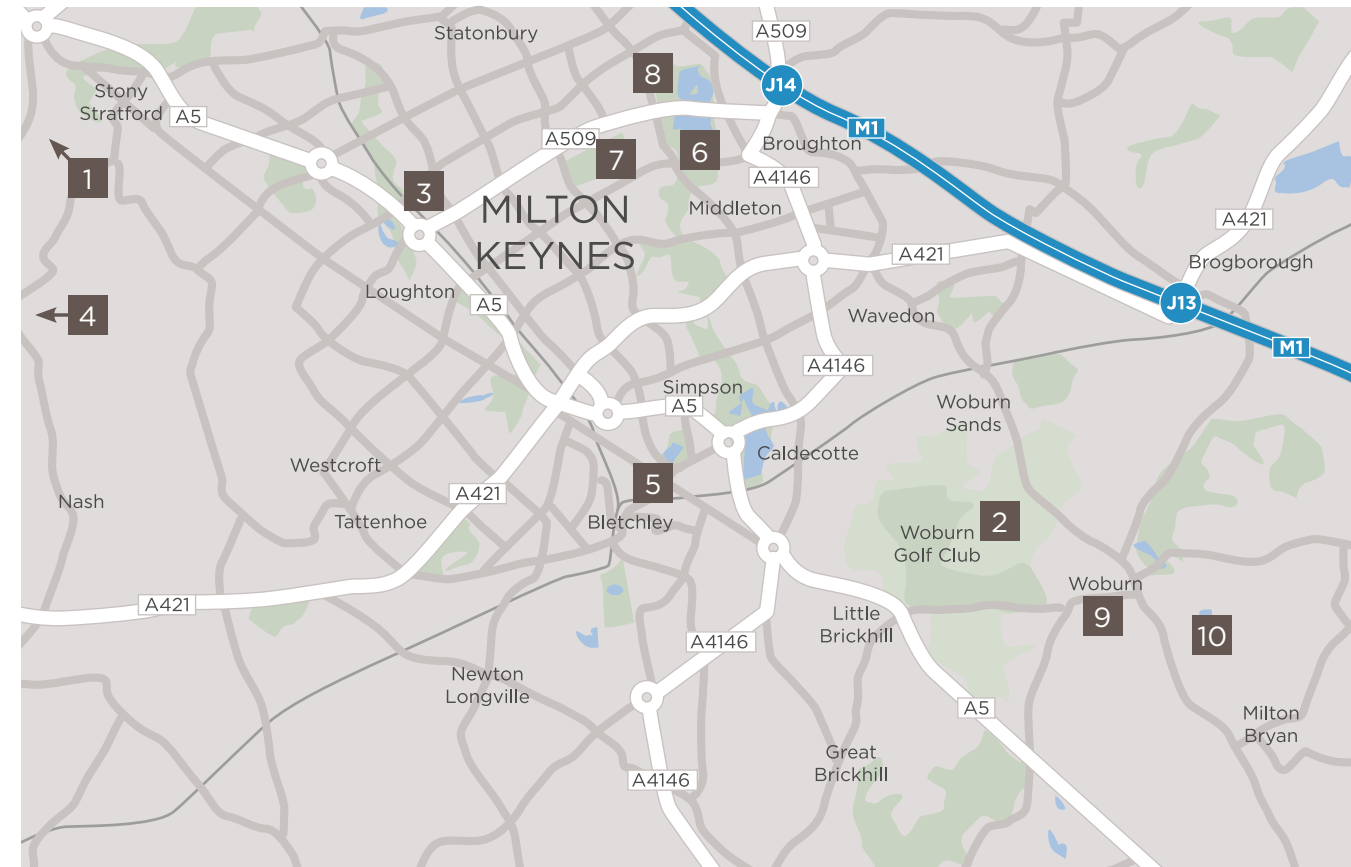
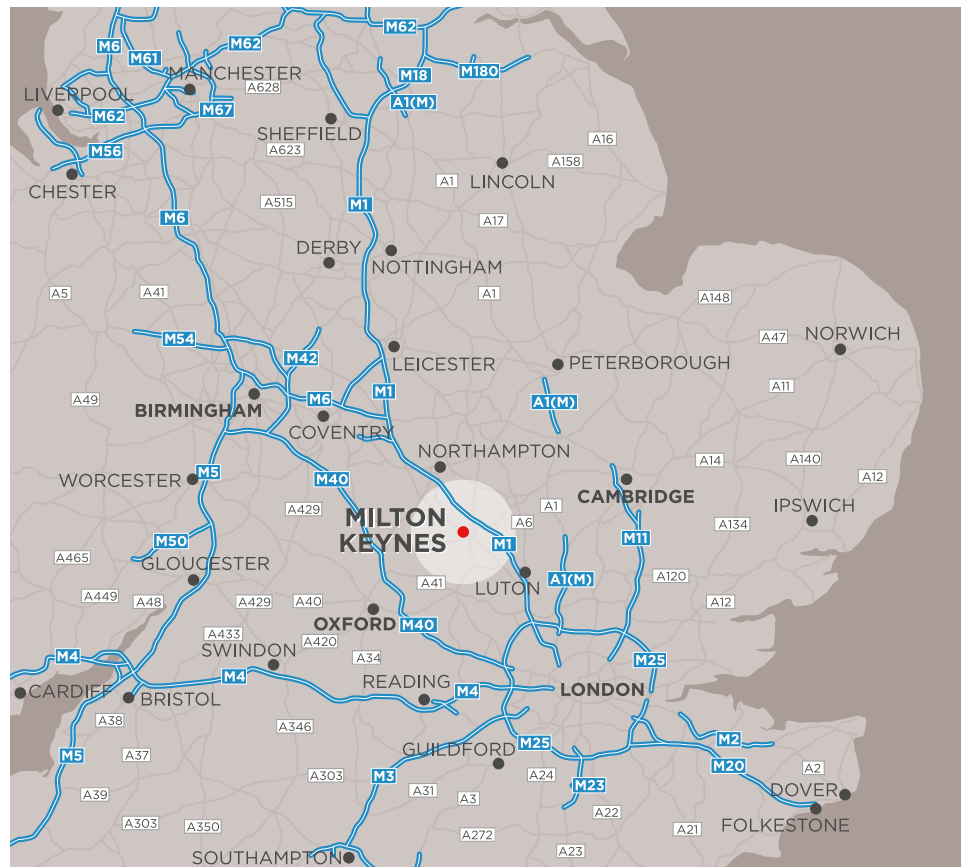
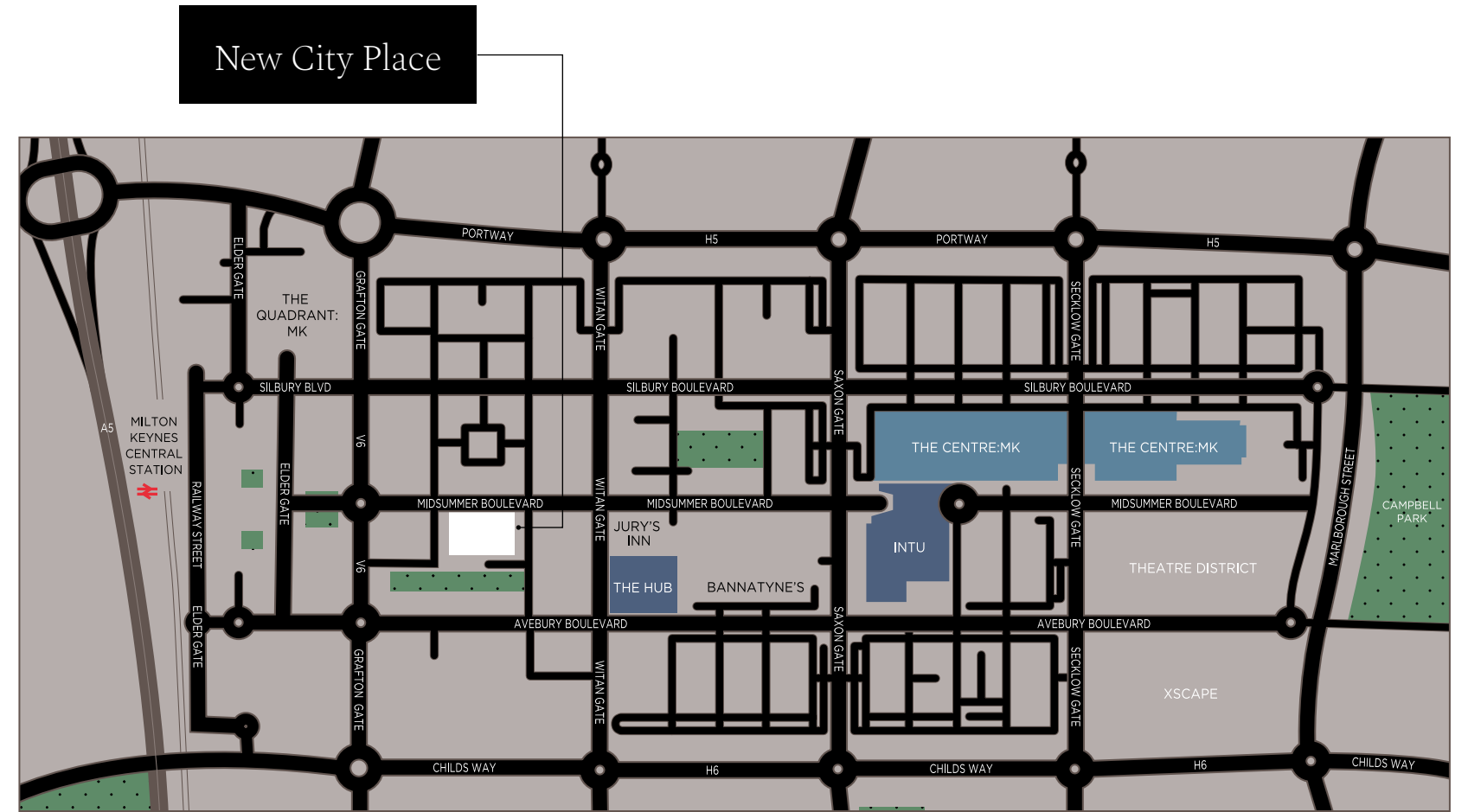
M1 Junction 14	4 miles
M25 Junction 21	34 miles
Oxford	41 miles
Cambridge	48 miles
Central London	55 miles
Central Birmingham	72 miles

Source: The AA

**AIRPORTS**

London Luton	27 miles
London Heathrow Airport	57 miles
Birmingham International	65 miles
East Midlands	73 miles
London Stansted	75 miles
London Gatwick Airport	94 miles

Source: The AA



**FURTHER AFIELD**

The thriving surrounding  
areas of Milton Keynes provide  
a fantastic environment for  
the local workforce to live.

1. Silverstone Park
2. Woburn Golf Course
3. Daytona Racing
4. Stowe School
5. MK Dons
6. Willen Lake
7. Campbell Park Cricket
8. Pagoda at Willen Lake
9. Woburn
10. Paris House Restaurant

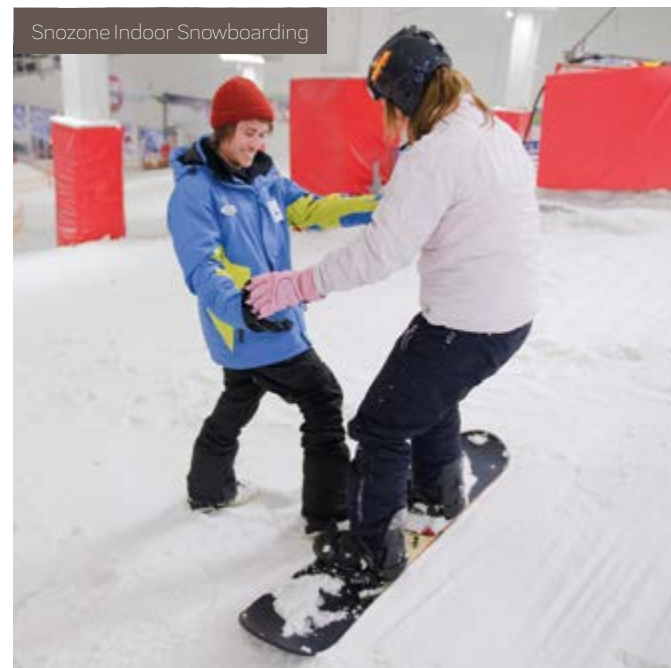


## A thriving business, retail and leisure destination

Where else can you ski, climb, bowl, shop, relax, walk in the park, catch a movie and enjoy fine dining all within walking distance?

Milton Keynes offers a comprehensive choice of leisure facilities for watching – or joining in.

Enjoy championship golf at Woburn or join one of 6 other local clubs (of varying grades and sizes). Try your hand at indoor skiing, boating or skydiving and unwind over a meal at a top class restaurant. Catch motor racing at Silverstone, horse racing at Towcester, or book seats at the UK's most successful theatre outside London. Day or night, there's always something happening in Milton Keynes. And New City Place will be close to the heart of it.





Silverstone Park



Aspley Guise & Woburn Sands Golf Course



Stowe School



MK Central Station



MK Gallery



Daytona Racing



MK Dons Stadium



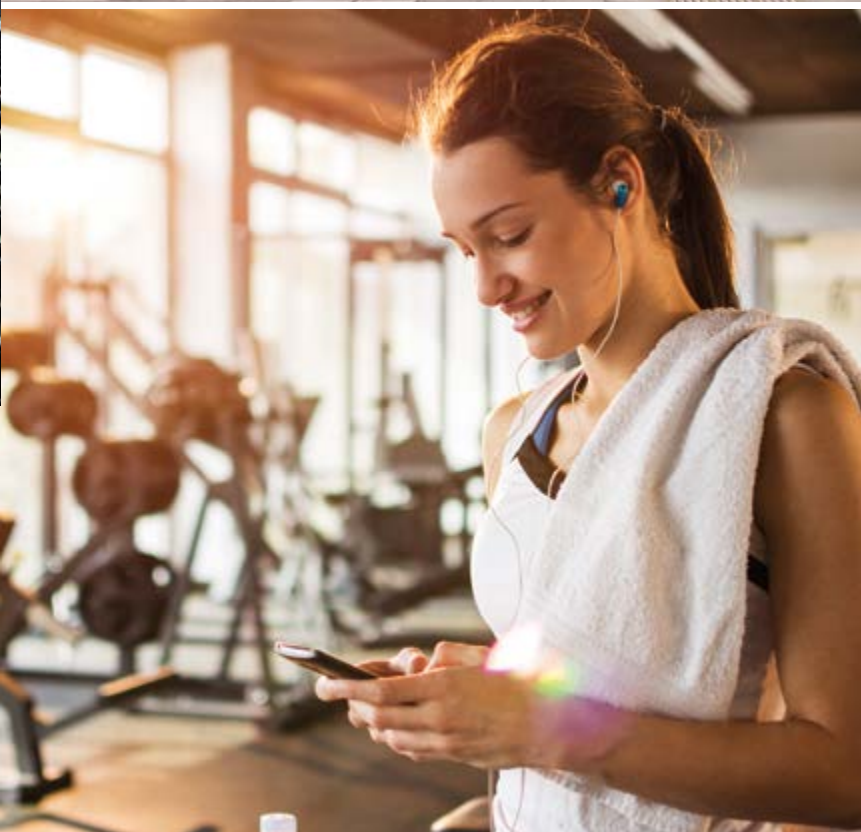
Pagoda at Willen Lake



Paris House Restaurant



Dining at Milton Keynes



Giraffe



Retail at Milton Keynes





*A diverse range of visitor attractions can be found in Milton Keynes including indoor sky diving.*







## MK: The UK's fastest growing city

Milton Keynes can compete with the UK's 'Big 6 cities', offering cultural and sporting attractions, excellent transport connections and a pool of graduates from nearby Universities



**1** WITHIN  
**HOUR**  
OF LONDON &  
BIRMINGHAM  
BY TRAIN



**9.5M**  
LABOUR POOL  
WITHIN A  
**60 MINUTE**  
DRIVE TIME



**MILTON KEYNES**  
IS ONE OF THE  
UK'S TOP TEN RETAIL  
DESTINATIONS



## The top destination for major international companies

Almost 800 international firms have chosen MK as a base

Industry leading businesses have chosen Milton Keynes as their location of choice due to its connectivity and excellent labour force. With the arrival of New City Place the Milton Keynes offer will improve further expanding the town's profile in the South East.





# Schedule of Areas

Office (NIA)



Use	Floor	Sq ft	Sq m
Office	16th Floor	6,254	581
Office	15th Floor	6,254	581
Office	14th Floor	6,254	581
Office	13th Floor	12,368	1,149
Office	12th Floor	12,368	1,149
Office	11th Floor	18,083	1,680
Office	10th Floor	18,083	1,680
Office	9th Floor	18,083	1,680
Office	8th Floor	18,083	1,680
Office	7th Floor	18,083	1,680
Office	6th Floor	18,083	1,680
Office	5th Floor	18,083	1,680
Office	4th Floor	18,083	1,680
Office	3rd Floor	18,083	1,680
Office	2nd Floor	18,083	1,680
Office	1st Floor	18,083	1,680
Reception	Grnd Floor	5,081	472
Office/Retail	Grnd Floor	6,232	579
<b>Total</b>		<b>253,727</b>	<b>23,572</b>

# Schedule of Areas

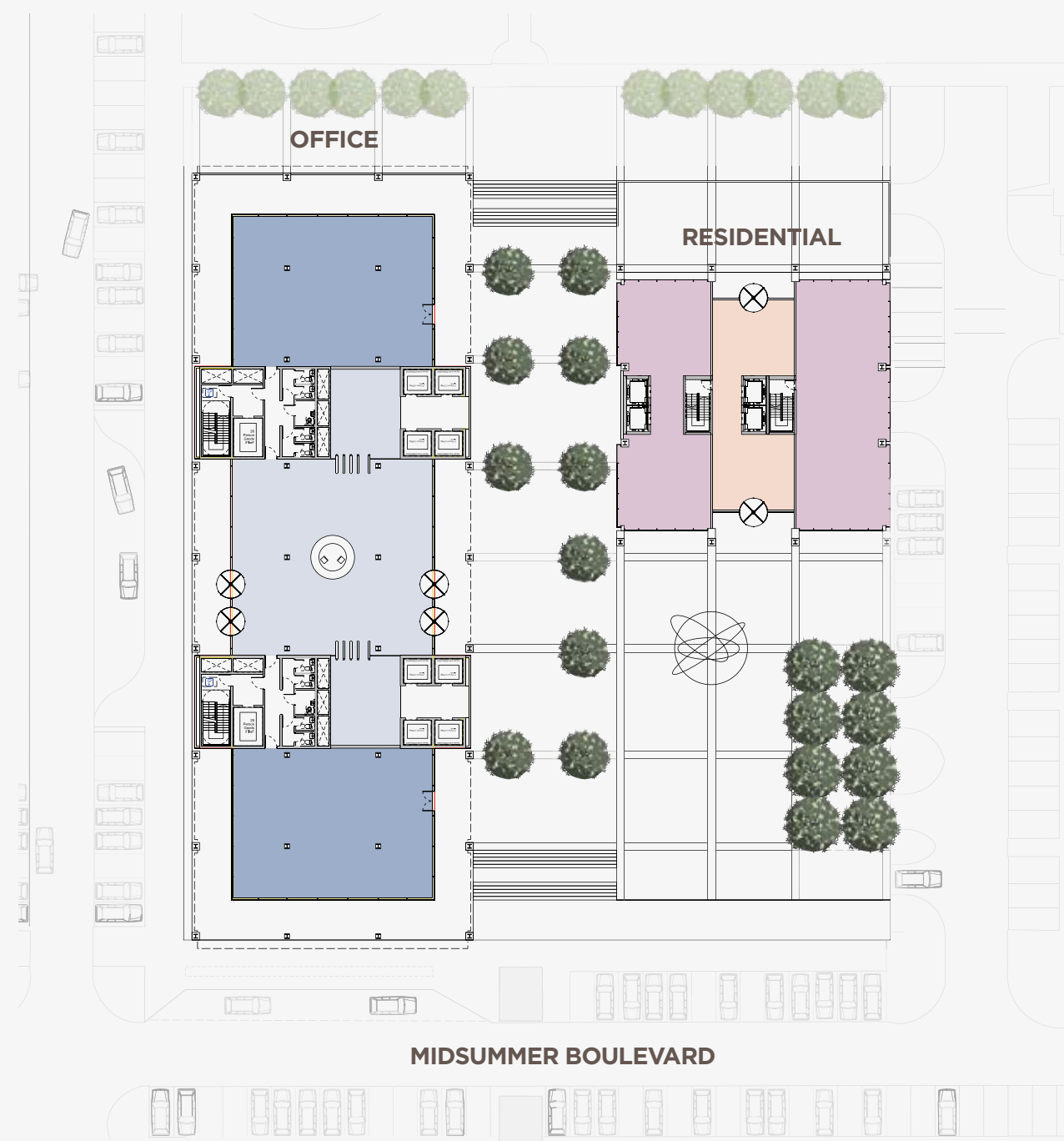
PRS (NIA)  
(Private Rental Sector)

Use	Floor	Sq ft	Sq m
Restaurant	29th Floor	1,981	184
Restaurant	28th Floor	1,981	184
Plant	27th Floor		
Plant	26th Floor		
Plant	25th Floor		
Residential	24th Floor	3,348	311
Residential	23rd Floor	3,348	311
Residential	22nd Floor	5,500	511
Residential	21st Floor	5,500	511
Residential	20th Floor	5,500	511
Residential	19th Floor	5,500	511
Residential	18th Floor	5,500	511
Residential	17th Floor	5,500	511
Residential	16th Floor	5,500	511
Residential	15th Floor	5,500	511
Residential	14th Floor	5,500	511
Residential	13th Floor	5,500	511
Residential	12th Floor	5,500	511
Residential	11th Floor	5,500	511
Residential	10th Floor	5,500	511
Residential	9th Floor	5,500	511
Residential	8th Floor	5,500	511
Residential	7th Floor	5,500	511
Residential	6th Floor	5,500	511
Residential	5th Floor	5,500	511
Residential	4th Floor	5,500	511
Residential	3rd Floor	5,500	511
Residential	2nd Floor	5,500	511
Residential	1st Floor	5,500	511
Reception	Grnd Floor	1,410	131
Retail	Grnd Floor	2,045	190
<b>Total</b>		<b>137,541</b>	<b>12,778</b>

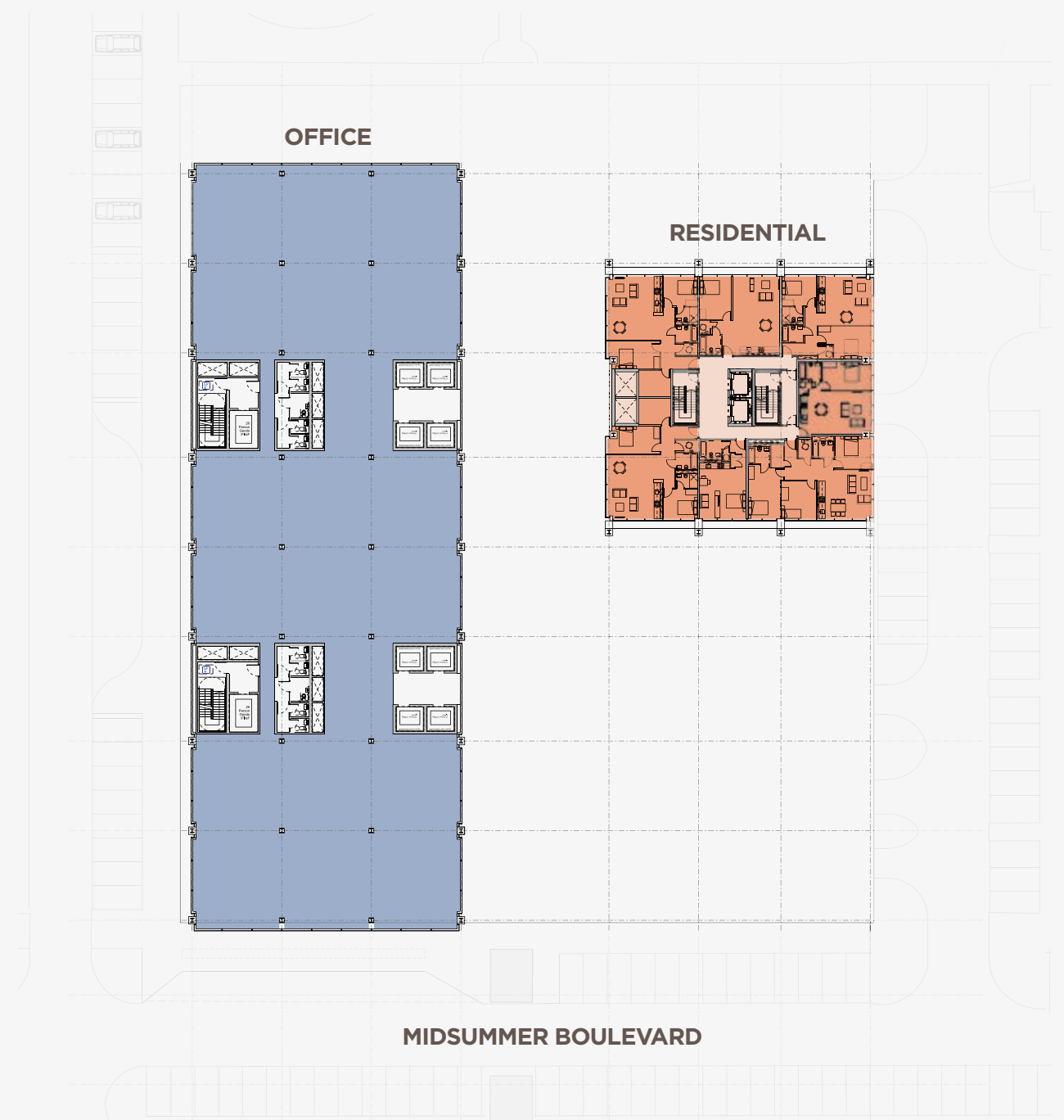


# Ground floor

# Typical upper floor



Key: ■ Offices or Retail ■ Offices Reception ■ Retail ■ Residential Reception



Key: ■ Offices ■ Residential Mix of Studio / 1 Bed / 2 Bed / 3 Bed



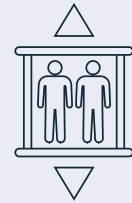
# Office Summary Specification



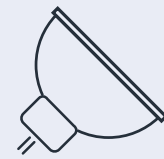
Air conditioning



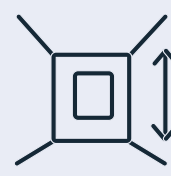
Raised floors



Passenger lifts that meet BCO Guidance at an occupancy of 1:8m<sup>2</sup> at 80% attendance



LED lighting



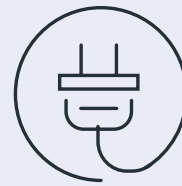
Clear floor-to-ceiling height: 2.8m



2 terraces (Levels 12 and 17)



Target EPC B



Comprehensive renewable energy strategy to exceed Part L requirements



Suspended ceilings



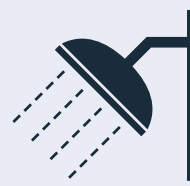
Substantial number of secure bike lockers



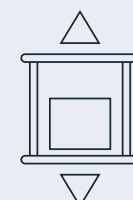
Significant areas of planting in vibrant piazza and green roof



Secure cycle spaces at Lower Ground level, with lift access from piazza



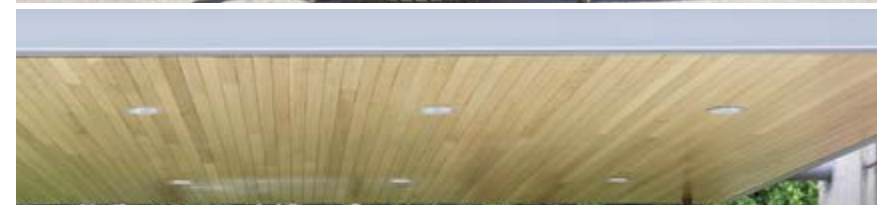
Extensive shower facilities



Goods lifts provision to meet BCO Guidance



Ample car parking spaces (including blue badge, car club)





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*New City Place will be a  
stunning new addition to  
the Milton Keynes skyline*







Richard Doone

John Silver

Ross Kerr

**DOONE  
SILVER  
KERR**

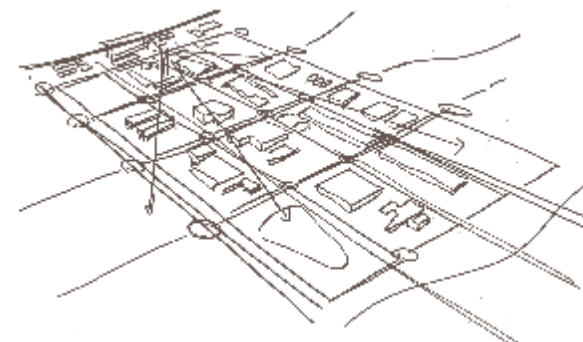
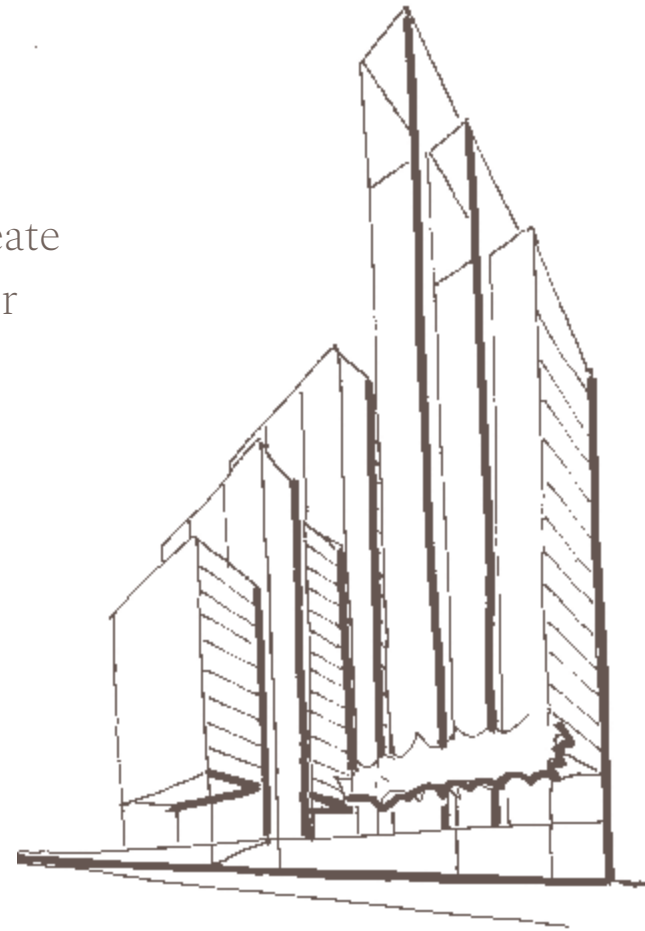
## The Architects' Vision

'New City Place' presents the exciting opportunity to create a new focal point for civic life at the heart of Midsummer Boulevard, in central Milton Keynes

Landmark buildings will signal the presence of a new public square from key vantage points around the town and beyond. A publicly accessible high level viewing lounge will also allow unprecedented aerial views of the city, finally revealing the character and genius of its masterplan to all.

The proposals developed so far are illustrative of the potential of what will be possible on this last complete major development site within the central business district, so conveniently close to the main railway station. A balanced development, led by cutting-edge flexible and versatile workspace, and supported by high quality private rented sector apartments, underpinned by retail and amenity uses will bring leading office occupiers and residents to work and live in Milton Keynes. The emerging architectural expression will be designed to convey a sense of confidence and vision, setting new standards for future development.

By means of 'New City Place', Milton Keynes will show that it is open for business, forward-thinking and able to continue to offer businesses and residents a unique live / work balance into the future.



James Howarth

Peter Graham

Charlie Adcock

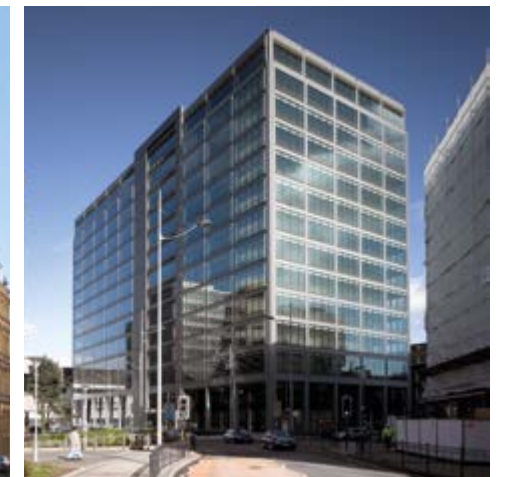
Andrew Hawkins

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[newcityplace.com](http://newcityplace.com)

All enquiries:



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**STERLING**  
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