

# Milton Keynes

## The UK's Prime Office Location

Head Office | Business, Professional & Financial Services



## The Milton Keynes Prime Office Opportunity

**Milton Keynes is the UK's prime office location for companies seeking superb connectivity to London, UK and international markets, workforce excellence and a significantly reduced cost base.**

Located just 32 minutes from London, the city's highly developed industry cluster includes more than 400 head office and financial services companies, and a specialist workforce of more than 22,000 people.

Milton Keynes is ideally positioned to support business growth. Property solutions include available prime office premises and unique, city centre greenfield development sites. The city's fast growing population and housing stock further support business expansions.

But Milton Keynes offers something more: significant savings on property and labour costs versus competitor UK locations, including -72% lower prime office rents than London.

**That's why leading companies including Volkswagen, Santander, Deloitte, Dentons and Mercedes-Benz have chosen Milton Keynes to be their UK prime office location.**

- ✓ **A UK-leading head office and 'business, professional and financial services' cluster**
- ✓ **Superbly connected: 32 minutes by train to central London**
- ✓ **Massive savings on prime office rents and occupancy costs**
- ✓ **Available prime office properties and greenfield development sites**
- ✓ **A large, specialist workforce offering significant labour cost savings**
- ✓ **Reduced living costs and a better quality of life**
- ✓ **The UK's fastest growing city**

## MK Skilled Labour

Labour Cost Savings



**- 42%**

Vs. the City of London

Labour Cost Savings



**- 31%**

Vs. London (Average)

Labour Cost Savings



**- 6%**

Vs. London Satellite Locations (Avg.)

A Large, Skilled Labour Force



**22,000 Workers**

(Business, Professional & Financial Services)

## MK Prime Office Cost Savings

For businesses with prime office requirements, Milton Keynes delivers significant cost savings versus alternative UK locations, based on a range of property and occupancy cost metrics.

Vs. Major English Cities



**- 27%**

Prime Office Rents

**- 13%**

Office Occupancy Costs

**- 13%**

Cost per Workstation

(Cost savings vs. average of Birmingham, Manchester and Leeds)

Vs. London (Average)



**- 72%**

Prime Office Rents

**- 56%**

Office Occupancy Costs

**- 36%**

Total Occupancy Costs (inc. Labour)

**- 56%**

Cost per Workstation

(Cost savings vs. average of London locations: City, Midtown, Docklands and West End)

# MK Transport and Data Connectivity

## Transport Connectivity

**Milton Keynes' strategic location and excellent transport connectivity have been key factors in attracting major head office, and 'business, professional and financial services' operations to the city.**

While benefiting from the reduced costs and congestion of an out-of-London location, businesses located in Milton Keynes can access central London in just 32 minutes (by rail)<sup>[6]</sup>. That makes the city an extension of 'Europe's business capital', while enabling faster access to other UK business centres than can be achieved from a London base.

Milton Keynes benefits from significantly better international connectivity than the UK's major provincial cities. Fast, direct access to the London airports system, as well as Birmingham airport, means that Milton Keynes-based business travellers can access more than 400 direct and hub-feeder air services in less than 1 hour.<sup>[14] [15] [16]</sup>

## Data Connectivity

Milton Keynes also provides businesses with high-quality data connectivity. The entire county of Buckinghamshire (including MK) achieves an overall Ofcom ranking of '1' (highest/fastest) for broadband coverage, based on 4 key metrics:

- Average broadband take-up
- Percentage receiving less than 2Mbit/s
- Superfast broadband availability
- Average modem sync speed<sup>[18]</sup>

Additionally, the city's 'Central Superfast Broadband Project' delivers superfast broadband access (24 Mbps) to 96% of MK premises.<sup>[19]</sup>

### Robust Data Connectivity<sup>[18]</sup>

## Ofcom Rank 1


Overall ranking based on 4 key broadband metrics

 **Within 32 Minutes**

### Central London

Europe's business and financial services capital.<sup>[6]</sup>



 **Within 30 Minutes** (by road)

### London Luton Airport

**80+ Direct Destinations**

Including Paris, Berlin, Amsterdam, Milan, Geneva, Zurich & Edinburgh.<sup>[13]</sup>



 **Within 1 Hour**

### London & Birmingham

Fast, direct access, from a central point, to the UK's first and second cities.<sup>[17]</sup>



 **Within 40 Minutes** (by rail)

### Birmingham Airport

**140+ Direct Destinations**

Including Paris, Frankfurt, Amsterdam, New York and Dubai hubs.<sup>[14]</sup>



 **Within 4 Hours**

### Paris & Brussels

Via Eurostar channel tunnel rail services from London St Pancras.<sup>[16]</sup>



 **Within 1 hour** (by road)

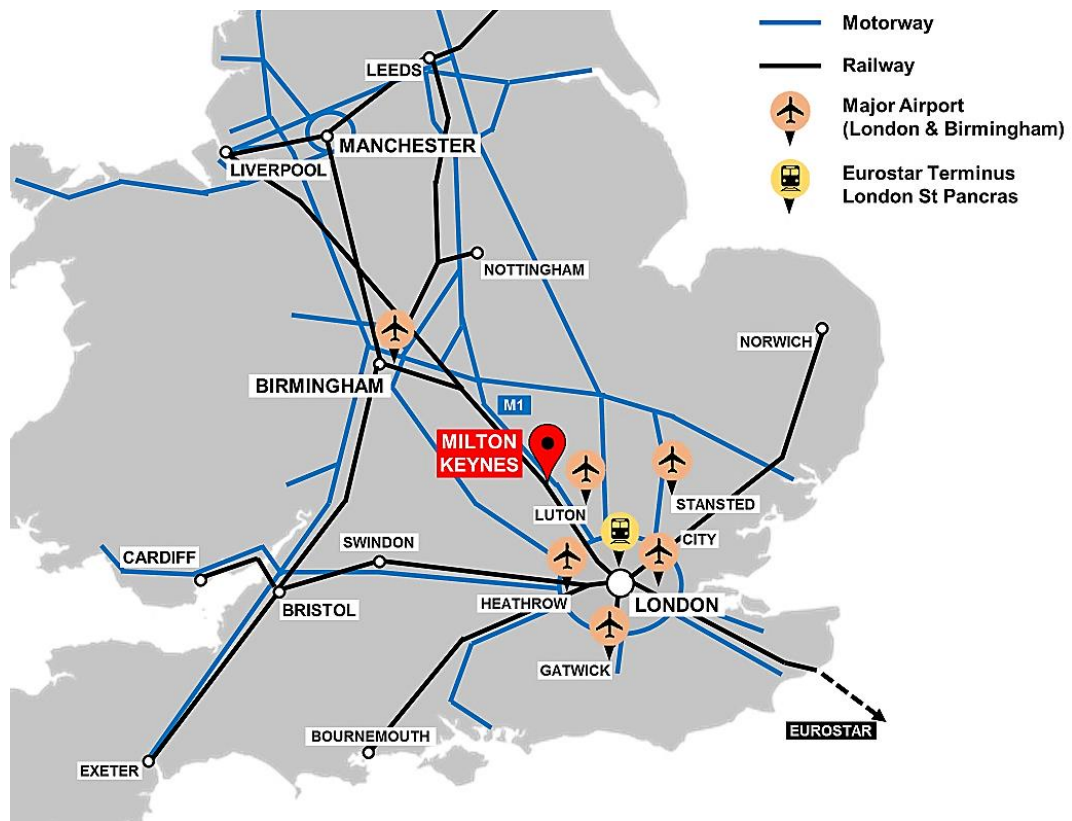
### London Heathrow Airport



**180+ Direct Destinations**

The UK's international hub and Europe's busiest airport.<sup>[15]</sup>



# MK UK and International Connectivity



From Milton Keynes to:	 Hours	Miles	 Hours
<b>UK Cities</b>			
London (central)	1.15	55	0.32 <b>D</b>
Birmingham	1.17	71	0.55 <b>D</b>
Bristol	2.04	109	2.46
Leeds	2.23	147	2.40
Manchester	2.37	153	1.38 <b>D</b>
Newcastle	3.42	239	4.00
Glasgow	5.17	356	4.13
Edinburgh	5.44	355	4.39
<b>UK Airports (London &amp; Birmingham)</b>			
London Luton (LTN)	0.30	26	1.28
London Heathrow (LHR)	0.53	54	1.41
Birmingham (BHX)	1.05	62	0.40 <b>D</b>
London Stansted (STN)	1.11	73	1.55
London Gatwick (LGW)	1.26	91	1.45
London City (LCY)	1.18	73	1.18
<b>UK International Rail Terminal</b>			
Eurostar			0.52
<b>Continental European Rail Terminals</b>			
Paris			3.55
Brussels			3.30