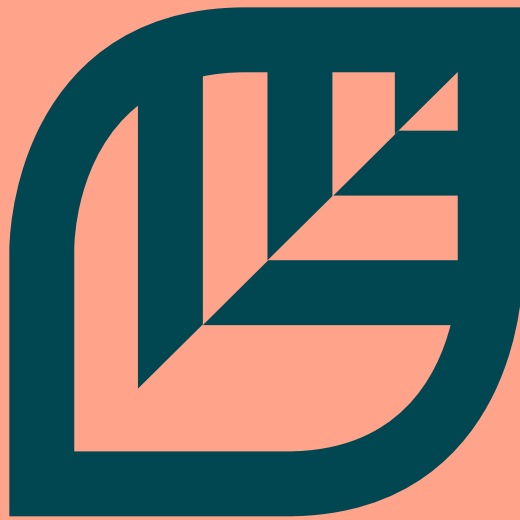


# Victory North



**The Park<sup>MK</sup>**

**11,430 - 23,855 Sq Ft  
Exceptional Office Space  
with Unrivalled Parking**



# The park that means business

The Park MK offers an environment that allows its customers and their staff to thrive.

A 150,000 sq ft business park across 16 green acres providing a vibrant backdrop for UK and globally renowned companies.

We are a people place. A community supported by companies who value their employees and understand the importance of social collaboration.

A place where curious and brilliant minds can meet, work, think and relax.

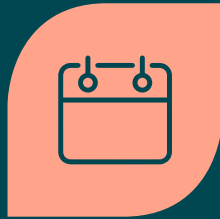
Current occupiers include:



Park highlights include:



Onsite café



Year round events



Vibrant park community



Accessible Milton Keynes location



Buildings

- 1 Victory North
- 2 Cobra
- 3 Enigma
- 4 Wavendon Tower
- 5 Turing

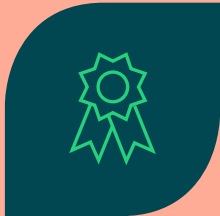




# New arrival

Victory offers up to 23,855 sq ft of flexible, self-contained office space arranged over the ground and first floors.

The building will undergo a comprehensive refurbishment to deliver an impressive design-led reception with welcome lounge, new end-of-journey facilities, excellent green credentials and best-in-class office space.



Targeting BREEAM 'Excellent'



Targeting EPC A rating



Self-contained remodelled entrance



Contemporary remodelled reception

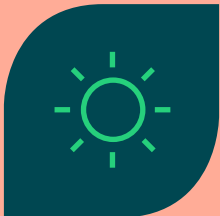


Entrance CGI



Reception CGI

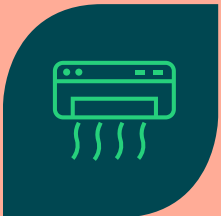
## Summary specification



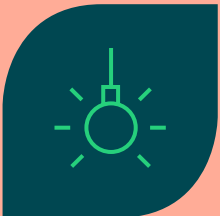
Excellent natural light



1:225 parking ratio with potential for up to 240 spaces (STP)



New air conditioning



New LED lighting



Bicycle storage



Shower facilities



Flexible floorplates



Raised access flooring



# Space your way

The available floors are a blank canvas, ready to be tailored into the ideal workspace for your business.

They are filled with natural-light and perfect for open plan working, with ample space for breakout areas and collaboration zones.



Bespoke fully fitted South Wing let to Trek



Tailored fit-out opportunities available



Indicative open plan office CGI



Indicative open plan office CGI



Indicative collaboration zone CGI



# Accommodation

The flexible North Wing space can be let together as a self-contained HQ opportunity, or split into smaller suites to suit your needs.

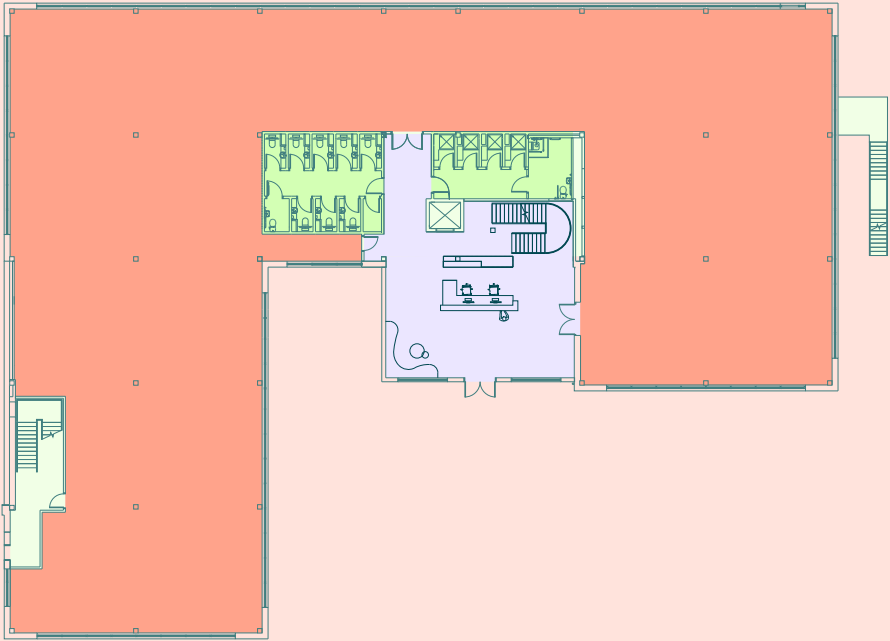
Floor	Use	Sq Ft	Sq M
First	Office	11,478	1,066
Ground	Office	11,430	1,062
	Reception	947	88
Total		23,855	2,216



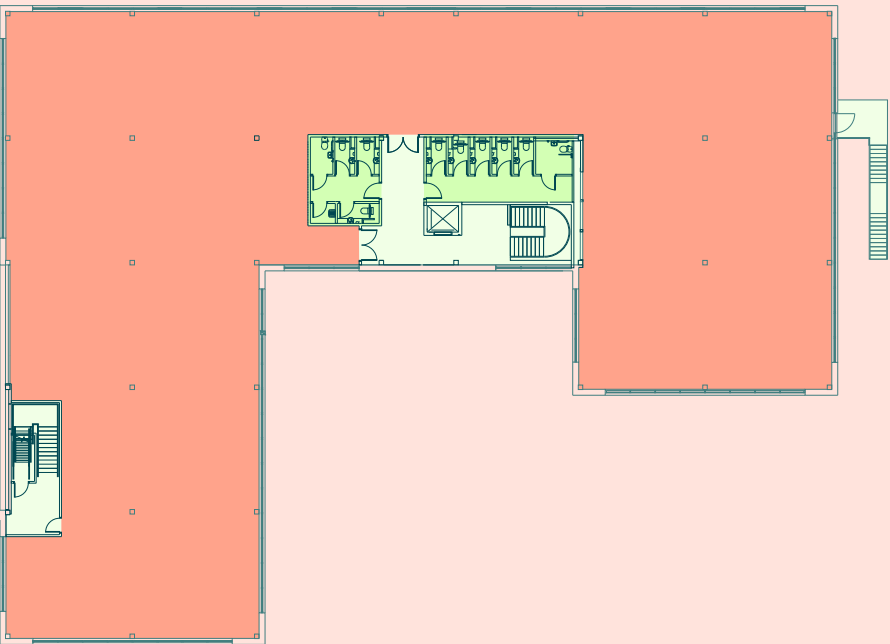
Indicative open plan office CGI

Ground Floor North  
11,430 sq ft | 1,062 sq m

- Office ●
- Reception ○
- Core ○



First Floor North  
11,478 sq ft | 1,066 sq m

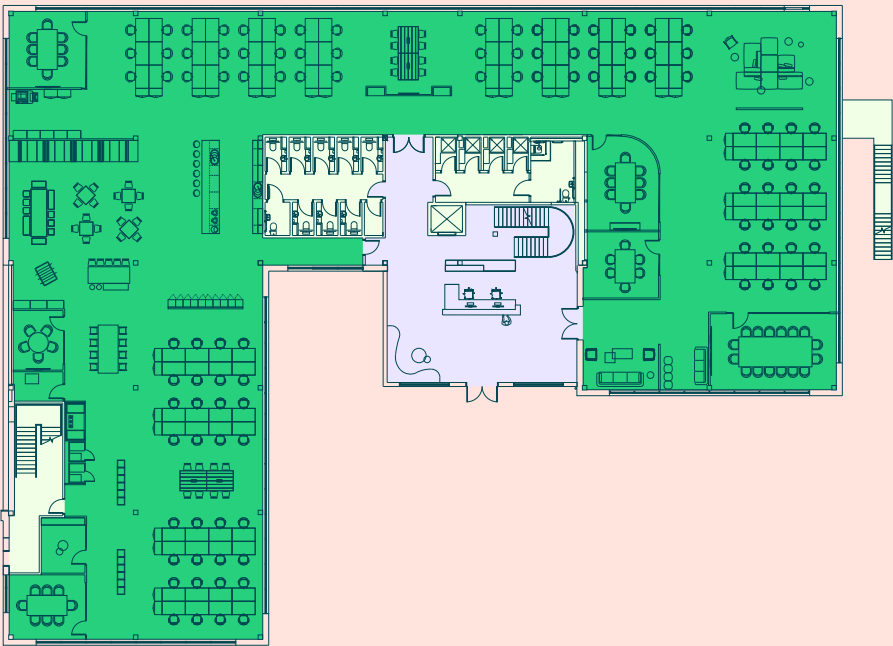


Floor plans not to scale. For indicative purposes only. Q





Ground Floor North Indicative Space Plan  
11,430 sq ft | 1,062 sq m



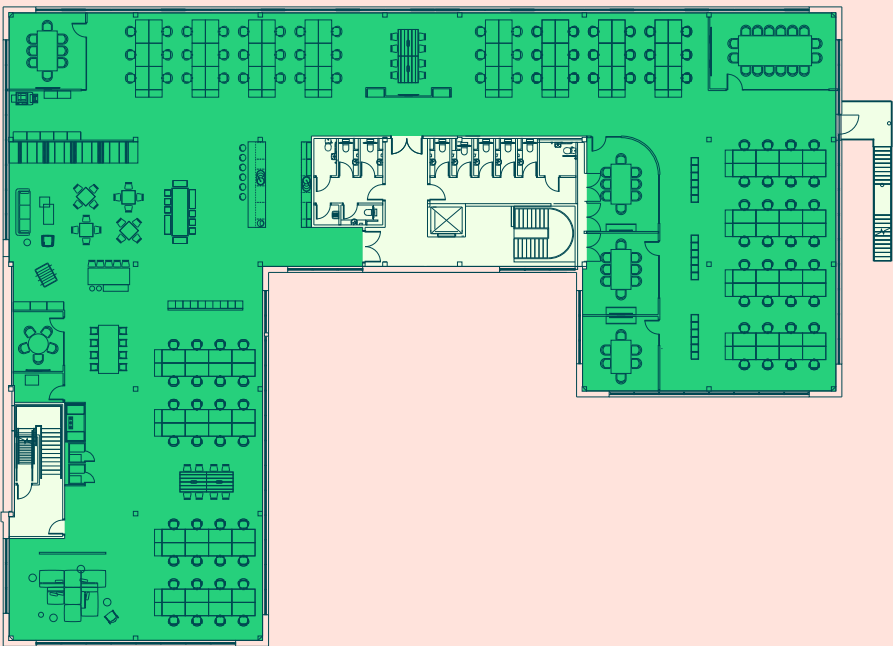
- Office ●
- Reception ○
- Core ○

Workstations	104
Hot desks	24
Teapoint / breakout	01
8 person meeting room	03
6 person meeting room	01
5 person meeting room	01
16 person boardroom	01
1-to-1 room	01
Phone booths	02
Meeting booth	01
Comms room	01
Copy point	01



Indicative open plan office CGI

First Floor North Indicative Space Plan  
11,478 sq ft | 1,066 sq m



Workstations	100
Hot desks	34
Teapoint / breakout	01
8 person meeting room	02
6 person meeting room	02
5 person meeting room	01
16 person boardroom	01
1-to-1 room	01
Phone booths	02
Meeting booth	01
Comms room	01
Copy point	01



Indicative collaboration zone CGI

Floor plans not to scale. For indicative purposes only. Q





# Further information



M1 J14  
(4 miles/9 mins)



Bletchley Station  
(5 miles/12 mins)



Milton Keynes Station  
(5 miles/14 mins)

**bray  
fox  
smith**

**Ian Leather**

ianleather@brayfoxsmith.com  
+44 7860 612 242

**Joss Burrows**

jossburrows@brayfoxsmith.com  
+44 7342 341 727



**Andrew Willcock**

awillcock@savills.com  
+44 7870 999 628

**Further information:**

Click below to view  
the full brochure:

**A workspace by:**

**Colmore Capital**

**theparkmk.co.uk**

Misrepresentations Act 1967 - Whilst all the information in this brochure is believed to be correct, neither the agent nor the client guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. March 2025.  
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