



**LANDMARK**

MAKING SPACE, WORK

[WWW.LANDMARKOFFICES.CO.UK](http://WWW.LANDMARKOFFICES.CO.UK)



Landmark Property Solutions | Challenge House | Sherwood Drive | Bletchley | Milton Keynes | MK3 6DP | UK



**SERVICED OFFICES - BESPOKE OFFICES - CO-WORKING**

# WELCOME TO LANDMARK

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We manage the building leaving you to concentrate on running your business. Think of us as your own personal office and facilities manager in one. Offices should be inspiring places to work so we allow our spaces to be personalised to your taste.





## LOCATIONS

Choose the perfect home for your business. Landmark provides serviced offices in Milton Keynes and Leicester, giving your business a space to thrive in a prime location.

We have one Landmark Business Centre at Challenge House in Milton Keynes, and a variety of offices available in Leicester. All of our offices are well connected to public transport and offer ample on-site parking, ensuring a smooth commute. Explore our location pages to find out more and to see how a Landmark serviced office in Leicester or Milton Keynes could benefit your business.



## MILTON KEYNES

Challenge House is a 63,000 square foot business centre located in Bletchley, Milton Keynes (MK3 6DP) and offers fully serviced private professional workspace over three storeys of accommodation.

## LEICESTER

Our serviced offices in Leicester are spread out across the city, with options in the city centre or further afield. Choose from **New Walk House, Grove Park** or **Universe House**.



# OUR SERVICED OFFICES

Landmark offers a range of serviced offices in different sizes to suit every business and their needs. From small offices for teams of 1 to 8 people to large serviced offices ideal for teams of 22 or more, we can provide a space for your team to thrive in. We provide serviced offices in Milton Keynes and Leicester for a wide range of businesses.

Our serviced offices are bright, modern, air-conditioned and all your needs are catered for, from high-speed fibre internet down to the furniture. If you want to get on with the important work while we take care of the building for you, a Landmark serviced office could be the perfect solution.

# WHY CHOOSE A LANDMARK SERVICED OFFICE?

At Landmark Property Solutions we have adapted, evolved, and modified our flexible workspace options for over 10 years. We provide agile and versatile workspaces made for you and your company.

Landmark looks after local, national and multinational businesses in ways that allow their people to succeed and feel comfortable.

# LANDMARK'S COMPLETE CO-WORKING MEMBERSHIP

## CHALLENGE HOUSE MILTON KEYNES

Landmark Property Solutions proudly introduce a new flexible Co-working membership at our Challenge House Business Centre in Bletchley, Milton Keynes (MK3 6DP). You will find our newly refurbished Co-working space surrounded by large amounts of nature outside, overlooking a large park and you will be able to enjoy the sunset during the evenings from your desk. Being based at Challenge House allows you to take a nice peaceful and quiet walk away from your desk during the day.

**YOU WILL ALSO  
RECEIVE A  
COMPLIMENTARY  
MEETING ROOM  
CREDIT IN OUR 6  
PERSON MEETING  
ROOM FOR THE  
FIRST MONTH.**

We make sure our workspaces make you feel comfortable and motivated. We place a strong focus on providing you with all the facilities and amenities you require. For this reason we have included a new breakout space and private meeting rooms available to use in the co-working space. Additionally, there is an on-site cafe with a newly created breakout space that is the perfect place to enjoy breakfast, lunch, snacks and fresh coffee.

Businesses rely on fast and stable internet and telephone systems. As such we have invested in gigabit fibre providing super-fast and reliable internet and a top of the range VOIP phone system.

You will benefit from a full-time Network Engineer based on-site who monitors the network and can help provide support, troubleshooting and assistance with any issues related to our internet and telephone service.

You can rest assured that our network is monitored 24/7, has a backup UPS, firewall and gigabit fibre line for resilience.





## OTHER SERVICES

### MEETING ROOMS

Choose from a selection of well equipped meeting rooms to bring your team together. Our meeting rooms at Challenge House vary in size, seating 6 - 24 people comfortably.

### VIRTUAL OFFICE

Choose from our selection of virtual office packages which are simple to set up, low cost and hassle free. The "Office Starter" package from £40 per month and 'Office Plus" package at £75 per month.



### ON-SITE CAFE

Based at Challenge House in Milton Keynes it is perfect for grabbing breakfast, lunch, snacks and great coffee. (Buffet options available for Breakfast and Lunch - pre order necessary)



# LEICESTER



## NEW WALK HOUSE

108 NEW WALK, LEICESTER, LE1 7EA

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108 New Walk House is a 13,333 square foot town house style business centre located in Leicester city centre (LE1 7EA). New Walk House offers fully serviced professional workspace over four storeys of accommodation. The location of 108 New Walk allows companies in Leicestershire to stay close to clients and the vibrant Leicester business community. It is strategically located within easy walking distance of central Leicester; a 6 minute walk from Leicester railway station and all major bus routes. You can arrive via train from Derby in 21 mins, Nottingham in 20 mins, Birmingham in 48 mins and London St Pancras in 1 hour 5 mins. You can find easy access to the Highcross and Haymarket shopping centres and major car parks in close proximity in addition to local streets with side parking.



HIGH SPEED WIFI



RECEPTION



FULLY FURNISHED



IT SUPPORT



ON-SITE PARKING



KITCHENS AND BREAKOUT AREA



BIKE STORAGE



ON-SITE MAINTENANCE

Set in peaceful and tranquil surroundings, 108 New Walk looks out onto De Montfort Square in Central Leicester. It was originally named 'Queens Walk' after Queen Charlotte, consort of George III and is a rare surviving example of a Georgian pedestrian promenade. Almost a mile long, New Walk has been a conservation area since 1969, ensuring its unique character is protected.

The space at 108 New Walk is not only well networked to allow company's staff to travel easily into the centre of Leicester and London, but is well placed to pick up on the benefits of the Government's plans for Leicester with significant investment in the town centre. The location is also a 14 minute drive to the new £100 million Space Park and close to the King Power Stadium home of the magnificent Leicester City Football Club.

The location works well for companies who are planning to adopt small to medium sized offices. 108 New Walk House provides companies and their staff with a flexible new way to work and an opportunity to make a real difference in the local community and local economy.





# YOUR ALL-INCLUSIVE OFFICE

## SAVING YOU TIME AND MONEY

Managing an office is a far more complex undertaking than first meets the eye.

We have set out details of all the contracts we negotiate to ensure Challenge House operates safely and efficiently and we periodically benchmark our prices to ensure that you receive excellent value for money.

Our aim is to ensure that you are free to spend your time and resources developing and managing your business.

		LANDMARK SERVICED OFFICE	LEASED OFFICE SPACE
<b>Licence Costs &amp; Legal Fees</b>	Including legal drafting of the licence agreement.	✓	✗
<b>Contract Management</b>	Price comparison, procurement and management of all contracts with external suppliers used to supply the services detailed below.	✓	✗
<b>Equipment Management</b>	Price comparison, procurement, assembly/installation, management, upgrades, depreciation and disposal of all the equipment used to provide the services below.	✓	✗
<b>Furniture</b>	Our offices come fully-furnished with desks, chairs and storage furniture.	✓	✗
<b>Internet</b>	3Mbps/desk shared on office VLAN.	✓	✗
<b>Cabling &amp; Firewalls</b>	Ports are live and cables are provided from day one so you can 'plug and play'.	✓	✗
<b>Network Management</b>	Our full-time, onsite, Network Engineer monitors and maintains the network.	✓	✗
<b>Security</b>	24 hour security including CCTV, building access control and nightly patrols.	✓	✗
<b>Fire, Gas and Water Safety</b>	Including monitoring, inspection and providing the relevant certificates.	✓	✗
<b>Building Insurance</b>	Including management of claims and organisation of repairs.	✓	✗
<b>Cleaning</b>	Common areas cleaned daily and offices weekly.	✓	✗
<b>Utilities (Electricity, Heating/ Cooling, Water)</b>	Management of building utilities.	✓	✗

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- ✓ **Landscaping** Including maintenance of grass and plants, collecting litter, emptying bins, collecting leaves and gritting in the winter.
- ✓ **Reception** Including the cost of employing reception staff, and cover, furniture for reception areas and equipment needed for reception services to function. Available 9am-5pm Monday - Friday.
- ✓ **Fire Safety** Including supply of fire safety equipment and statutory servicing and testing of fire panels, call points, smoke detection units, fire extinguishers, fire blankets, emergency (exit) lights, automatic doors, smoke extract equipment, disabled alarms, wet and dry risers, along with inspections and repairs to the lightning conductor system and updating of the building fire risk assessment, including implementation of remedial works.
- ✓ **Gas Safety** Including monitoring and inspection of boilers, flues and pipes to produce a statutory gas safety certificate.
- ✓ **Water Safety** Including statutory test flow temperatures and the microbiology of hot- and cold-water systems, the chlorination of shower heads and inspect and clean water tanks and calorifiers to create a water safety and Legionnaire's certificate.
- ✓ **Waste and Recycling Collection** Daily emptying of waste and recycling bins and management of Duty of Care and Waste Handling certificates.
- ✓ **Mechanical and Electrical Systems Maintenance** Including planned, preventative maintenance to electrical, mechanical and ventilation systems and repairs to non-functioning equipment including blown bulbs along with statutory inspections on fixed wiring and portable appliances, microwaves, RCD devices and lightning conductors.
- ✓ **Lift Equipment Servicing** Including statutory lift inspections and repairs and the maintenance and inspection of any fall arrest systems on the roof or building perimeter

- ✓ **General Maintenance** Full-time Maintenance Engineer based on-site who completes general maintenance and repairs to the building as well as drain unblocking, gutter cleaning, building management system maintenance and mag lock maintenance.
- ✓ **Kitchen & Toilet Facilities** Including access to a water supply, fridge, kettle and microwave, kitchen cleaning, and supplies including washing-up liquid and paper towels. Toilets include cleaning services, paper towels/hand driers, toilet paper, soap and air fresheners. Showers are also available for use.
- ✓ **Disabled Facilities** Including disabled toilets, parking, building access and maintenance of disabled alarms.
- ✓ **Parking**
- ✓ **Provision of meeting rooms**
- ✓ **Provision of break out areas**
- ✓ **Licence Costs & Legal Fees** - Including legal drafting of the licence agreement.
- ✓ **Contract Management** - Price comparison, procurement and management of all contracts with external suppliers used to supply the services detailed below.
- ✓ **Equipment Management** - Price comparison, procurement, assembly/installation, management, upgrades, depreciation and disposal of all the equipment used to provide the services below.
- ✓ **Furniture** - Our offices come fully-furnished with desks, chairs and storage furniture.
- ✓ **Internet** - 3Mbps/desk shared on office VLAN.
- ✓ **Back-up** - Voice & Data Line for Resilience Management of a separate fibre line providing a stable back-up.
- ✓ **Cabling & Firewalls** - Ports are live and cables are provided from day one so you can 'plug and play'.
- ✓ **Network Management** - Our full-time, onsite, Network Engineer monitors and maintains the network.
- ✓ **Security** - 24 hour security including CCTV, building access control and nightly patrols.
- ✓ **Building Insurance** - Including management of claims and organisation of repairs.
- ✓ **Cleaning** - Common areas cleaned daily and offices weekly.
- ✓ **Electricity/Heating/ Cooling/ Water** - Management of building utilities.

# TALK TO OUR TEAM

Speak to one of our advisors to  
get the perfect solution

**01908 533 259**



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