



WITAN GATE HOUSE

MILTON KEYNES

Refurbished BREEAM rated office space
10,000 - 59,000 sq ft

REMODELLED FOR BUSINESS

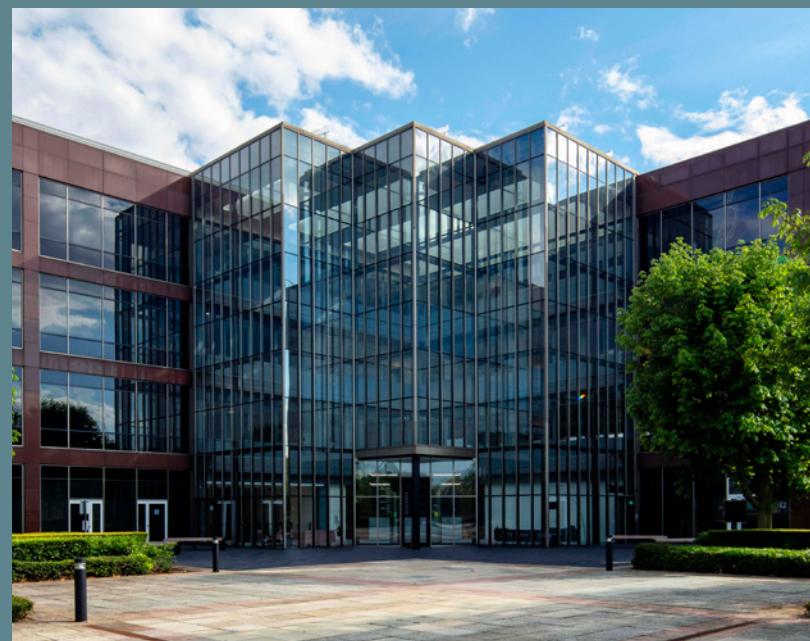
Witan Gate House provides one of the most exciting and sustainable workspaces in Central Milton Keynes, with upwards of 10,000 sq ft of prime office space. From the impressive remodelled atrium reception, new independent café and business lounge to the landscaped courtyard and unrivalled on-site car parking. This working environment prides itself on wellness and sustainability with a Fitwel 2* rating.



FIRST FLOOR CAT B CGI



ENTRANCE & ON-SITE CAFE





AMENITIES



Unrivalled parking at 1,321 sq ft including EV charging



New reception and communal areas



On-site café and business lounge



Private landscaped courtyard and gardens available



New showers, changing facilities and lockers



Concierge and reception services



24hr building management



Secure bike racks

ACCOMMODATION

Witan Gate House boasts BREEAM rated energy efficient workspace, providing flexible creative offices for forward-thinking companies. A new hybrid ceiling allows businesses the flexibility to have a conventional ceiling or a semi-exposed ceiling.

Floor	sq ft	sq m
2nd	35,263	3276.0
1st	12,841	1193.0
Ground	10,073	935.8
Total	58,177	5,404.8



HIGHLIGHTS



New full-access raised floor



New open-grid hybrid ceiling



New PIR feature lighting



EPC B
BREEAM Very Good



New energy-efficient VRF air-conditioning



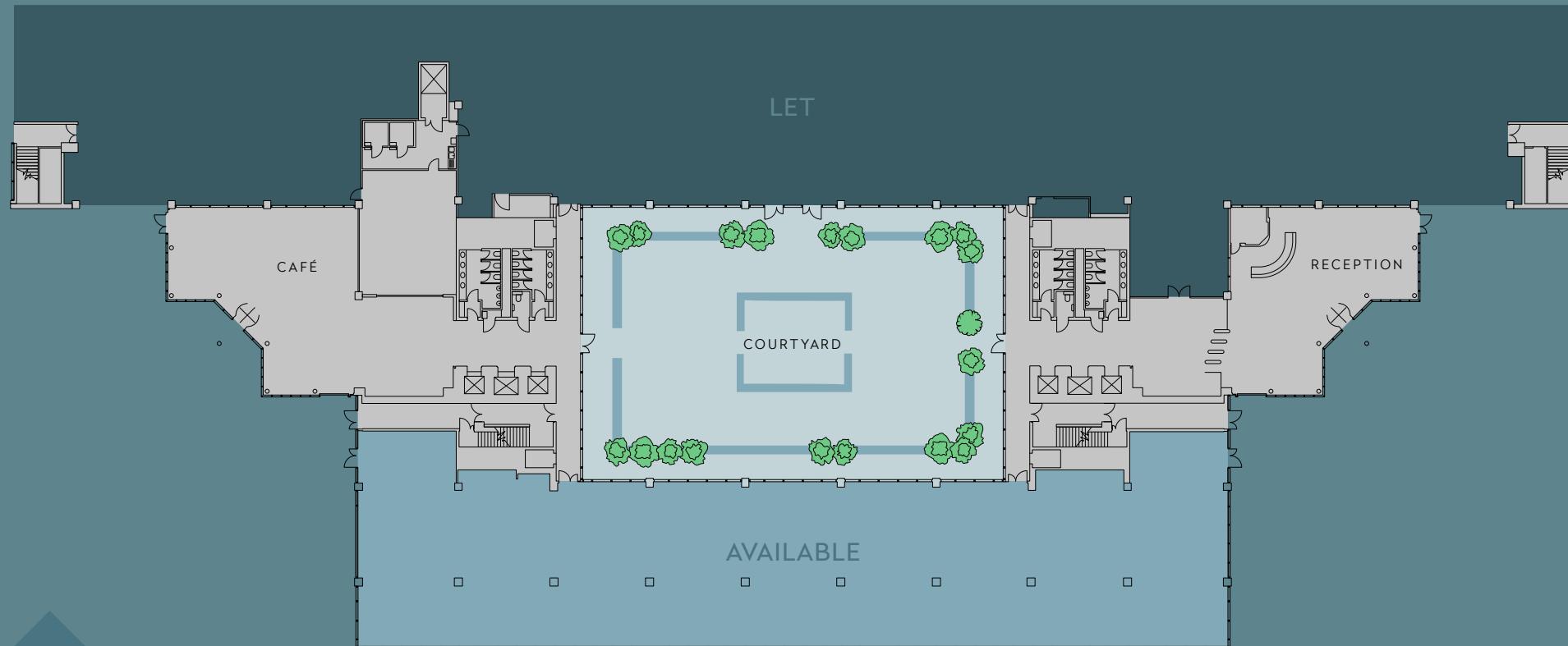
Fitwel 2* Rating



GROUND FLOOR PLAN

10,073 sq ft / 935.8 sq m

AVEBURY BOULEVARD



MIDSUMMER BOULEVARD

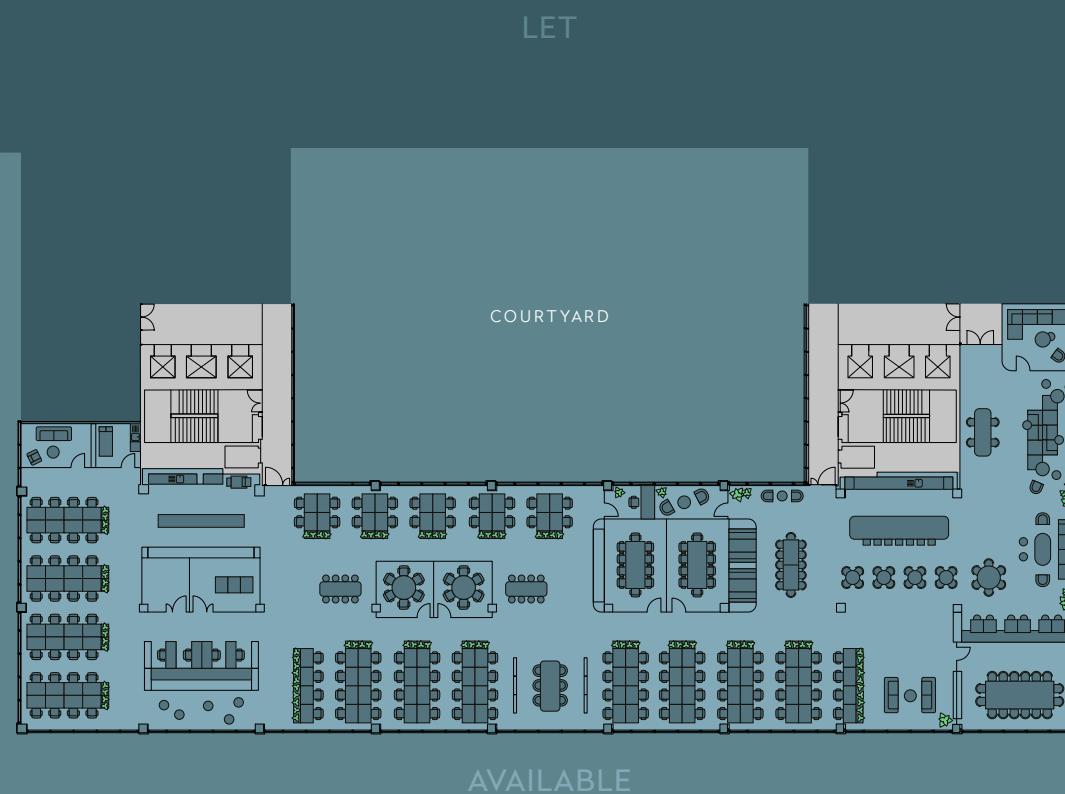


1ST FLOOR PLAN

12,841 sq ft / 1193.0 sq m

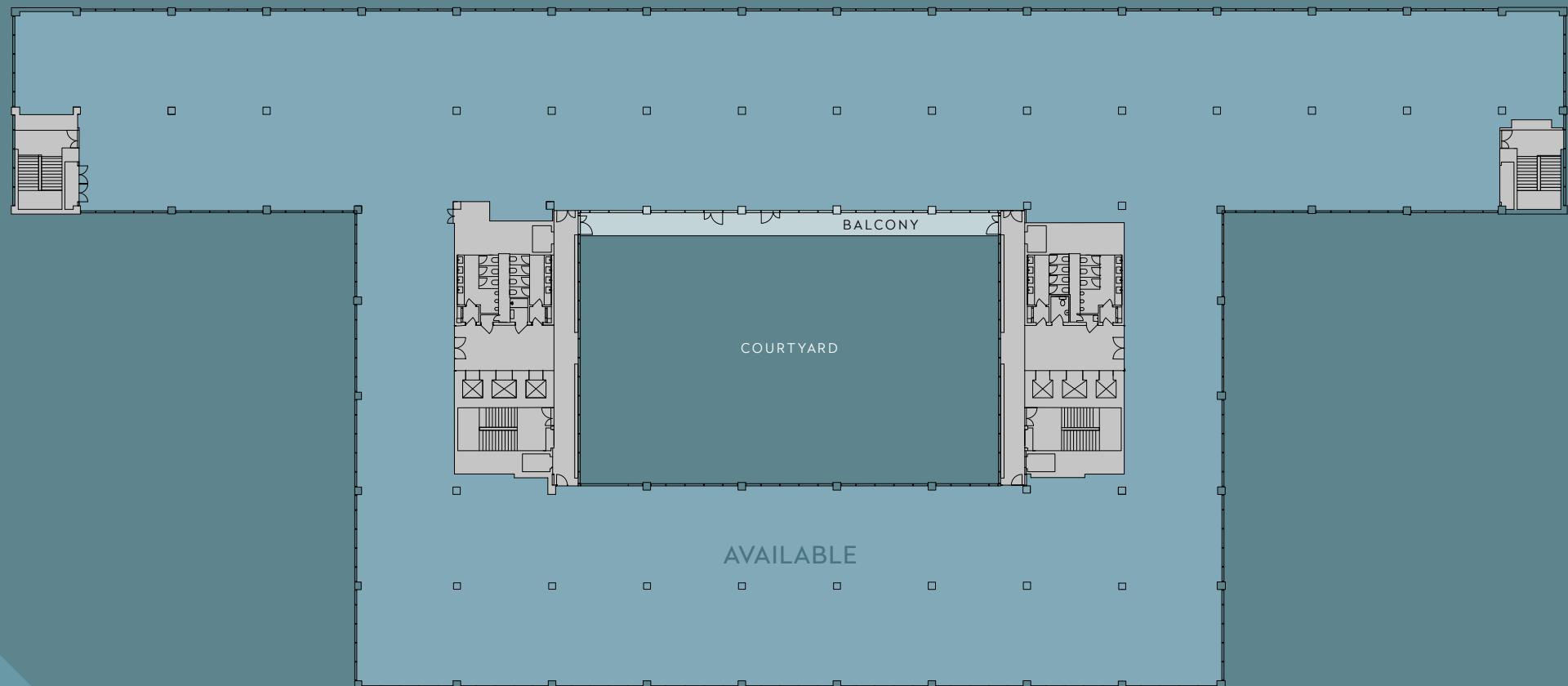
Indicative layout

- 116x Desks
- 5x Meeting rooms
- 1x Boardroom
- 4x Collaboration areas
- 5x Breakout areas
- 4x Quiet work booths
- 2x Kitchens
- 1x Storeroom
- 1x Comms room
- 1x Reflection room
- 1x Study
- 1x First aid room



2ND FLOOR PLAN

35,263 sq ft / 3276.0 sq m



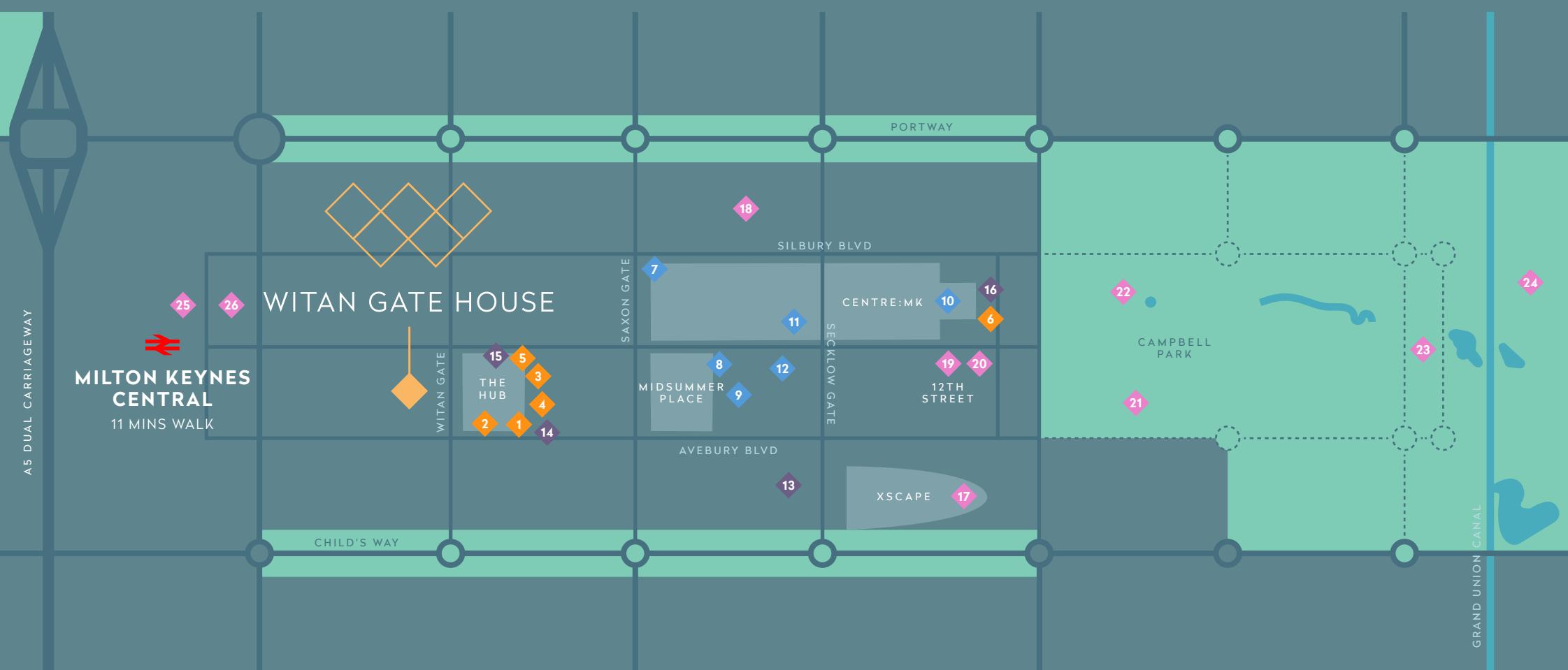
NEIGHBOURHOOD

Buzzing with high-end restaurants, shops and entertainment and surrounded by lush green space, Milton Keynes is a modern, vibrant city. Easily walkable, with an abundance of cycle paths and gyms, it's built for a healthy lifestyle; try snowboarding at Snozone, or wake boarding on Willen Lake. With MK Gallery and Milton Keynes Theatre, it's great for culture too.



TRANSPORT

BY CAR	MILES	BY RAIL	MINS
M1 Junction 14	4	Watford	29
M1 Junction 13	8	London Euston	30
London Luton ✈	24	Birmingham Airport ✈	40
Central London	54	Birmingham International	40
London Heathrow ✈	53	Birmingham New Street	50
Birmingham Airport ✈	63	Manchester	90
Birmingham	70		



RESTAURANTS

- 1 Bogota Coffee Company
- 2 Brasserie Blanc
- 3 The Oligarch
- 4 Veeno
- 5 Blossom Room
- 6 Fourteen

RETAIL

- 7 M&S
- 8 Apple
- 9 Tommy Hilfiger
- 10 John Lewis
- 11 Clarins Champneys
- 12 Milton Keynes Market

HOTELS

- 13 Premiere Inn
- 14 Moxy
- 15 Leonardo
- 16 Hotel La Tour

THINGS TO DO

- 17 Snozone & iFLY
- 18 MK Central Library
- 19 Milton Keynes Theatre
- 20 MK Gallery
- 21 The Ampitheatre
- 22 Light Pyramid
- 23 Campbell Park Cricket Ground
- 24 David Lloyd MK
- 25 The Gym Group
- 26 Unity Place



WITAN GATE HOUSE MILTON KEYNES



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