

WITAN GATE HOUSE

MILTON KEYNES

Newly refurbished 35,000 sq ft single
office floorplate available now



Witan Gate House provides the newest and most exciting workspace in central Milton Keynes, with up to 35,000 sq ft of prime office space. From the remodelled reception and independent cafe to the landscaped courtyard and gardens, this working environment prides itself on Wellness and Sustainability.



AMENITIES

- Unrivalled parking at 1:321 sq ft including EV charging
- ◆
- New Reception and Communal Areas
- ◆
- Independent Cafe and Lounge
- ◆
- Landscaped Courtyard and Gardens available for use by the Tenants
- ◆
- New Showers, Changing Facilities and Lockers
- ◆
- Concierge and Reception Services
- ◆
- 24hr Building Management
- ◆
- Secure Bike Racks



▲ Personable and capable; our professional on-site team provide a concierge service to help you wherever we can.



▲ New cycle hub and wayfinding



▲ Witan Gate House is a prominent building with remodelled entrance and reception, a short walk from Milton Keynes train station

Extensive refurbishment has been completed with a focus on wellness, including a stunning feature courtyard ▶



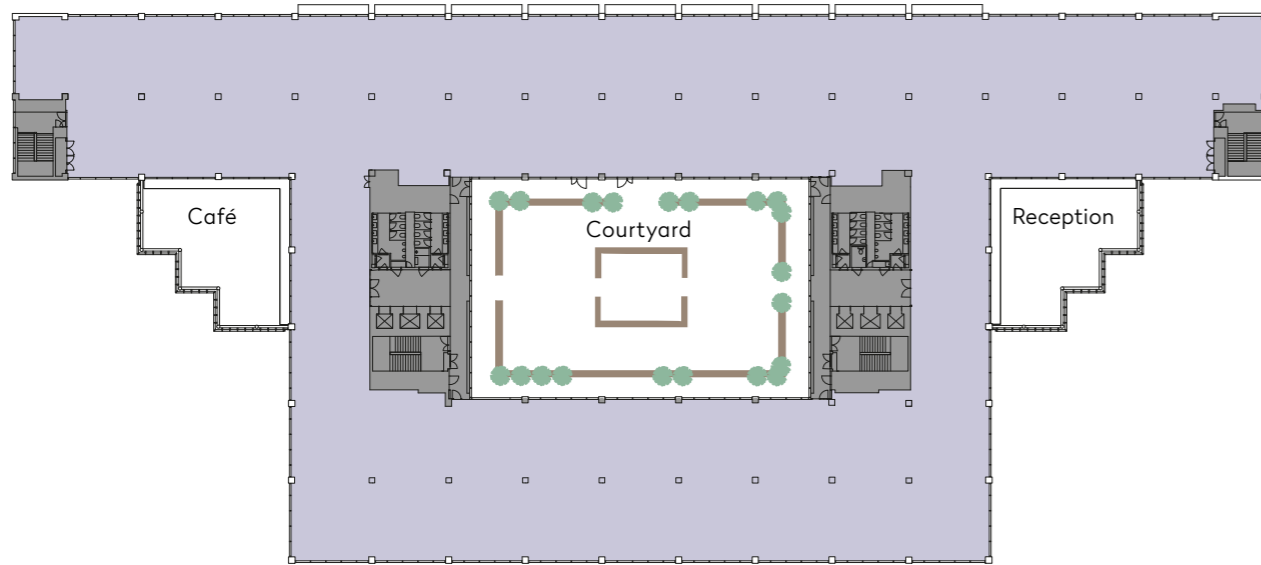
ACCOMMODATION

Witan Gate House boasts the largest available single floor plate in Milton Keynes at up to 35,000 sq ft, 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.



First Floor

First Floor 35,000 SQ FT / 3,250 SQ M
Largest available single floor plate in Milton Keynes



New Full Access Raised Floor



New Open Grid Hybrid Ceiling



New PIR Feature Lighting



EPC B
BBREAM Very Good



New Energy Efficient VRF Air Conditioning



▲ First Floor CAT B CGI



Lobby ▼

New showers and changing facilities ▼



First Floor CAT B CGI



First Floor

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 Snowzone, or wakeboarding on Willen Lake. With Milton Keynes Gallery and Milton Keynes Theatre, it's great for culture too.



Milton Keynes has a Santander cycle rental scheme as well as 273km maintained cycle paths



Inviting green spaces are plentiful, making lunchtime a pleasure



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		

Source: Google Maps

Source: thetrainline.com

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