



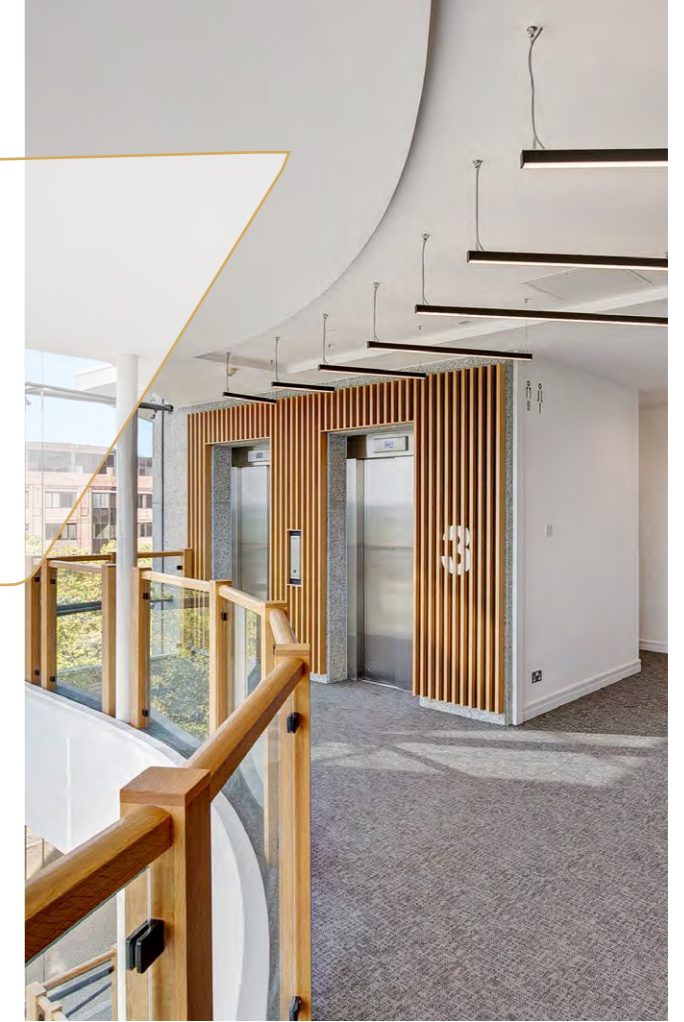
401

GRAFTON GATE

MILTON KEYNES MK9 1AT



16,914 SQ FT OF CONTEMPORARY WORKSPACE AT THE HEART OF MILTON KEYNES



Exceptional Grade A Offices

Elevate Your Workspace

Versatile and bright floorplates, to be comprehensively refurbished including:-



LED lighting with new metal tiled ceiling



Refurbished full height reception, WCs and break out areas



Targeting EPC A



Solar PV



Raised access flooring



New VRF Air Conditioning



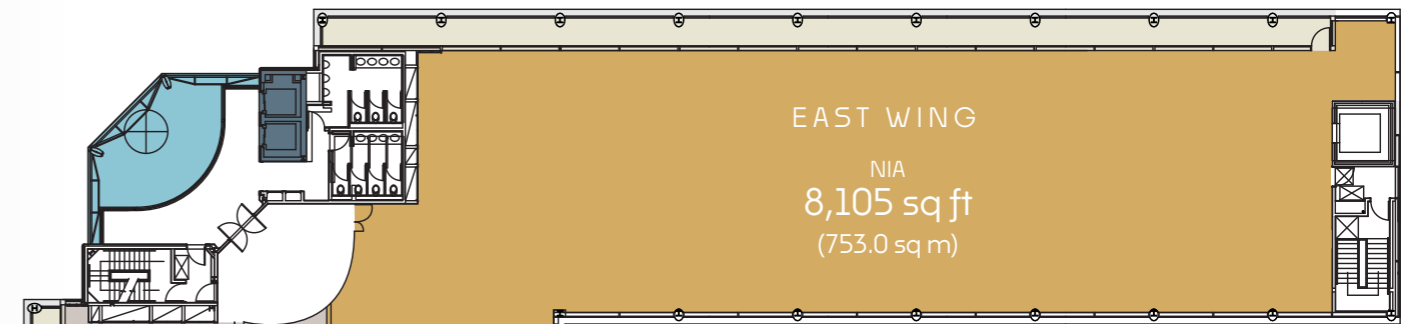
Concierge and 24 hour access



Car parking ratio from 1:995 sq ft

A truly unique Grade A office refurbishment

	Car Park ratio	Sq ft
2nd floor	1:979 sq ft	8,809
3rd floor	1:1013 sq ft	8,105
Total		16,914 sq ft



3rd floor typical floorplan



Indicative fit out

Other occupiers include:



Tech Mahindra



Mölnlycke®

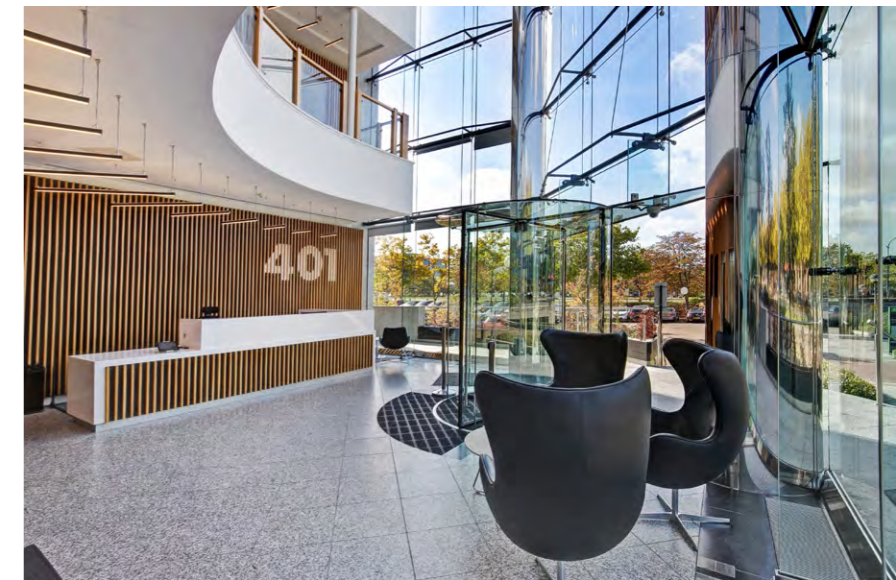


Indicative fit out

Space to make your own



Indicative fit out



Prime location, unmatched connectivity

Located at the centre of the UK's 'innovation corridor' stretching between Oxford and Cambridge, Milton Keynes is ideally positioned and impeccably connected to the rest of the UK, providing a stimulus for the city's constant growth, and a strong competitive advantage for businesses that choose to base themselves here.

The Oxford to Cambridge rail link (East West Rail) will provide a major boost to Milton Keynes businesses by improving connectivity, reducing travel times, and expanding access to talent. Faster rail links will attract investment, enabling businesses to collaborate more easily with Oxford, Cambridge, and London. The project will also support innovation hubs, making Milton Keynes a key location in the Ox-Cam Arc.

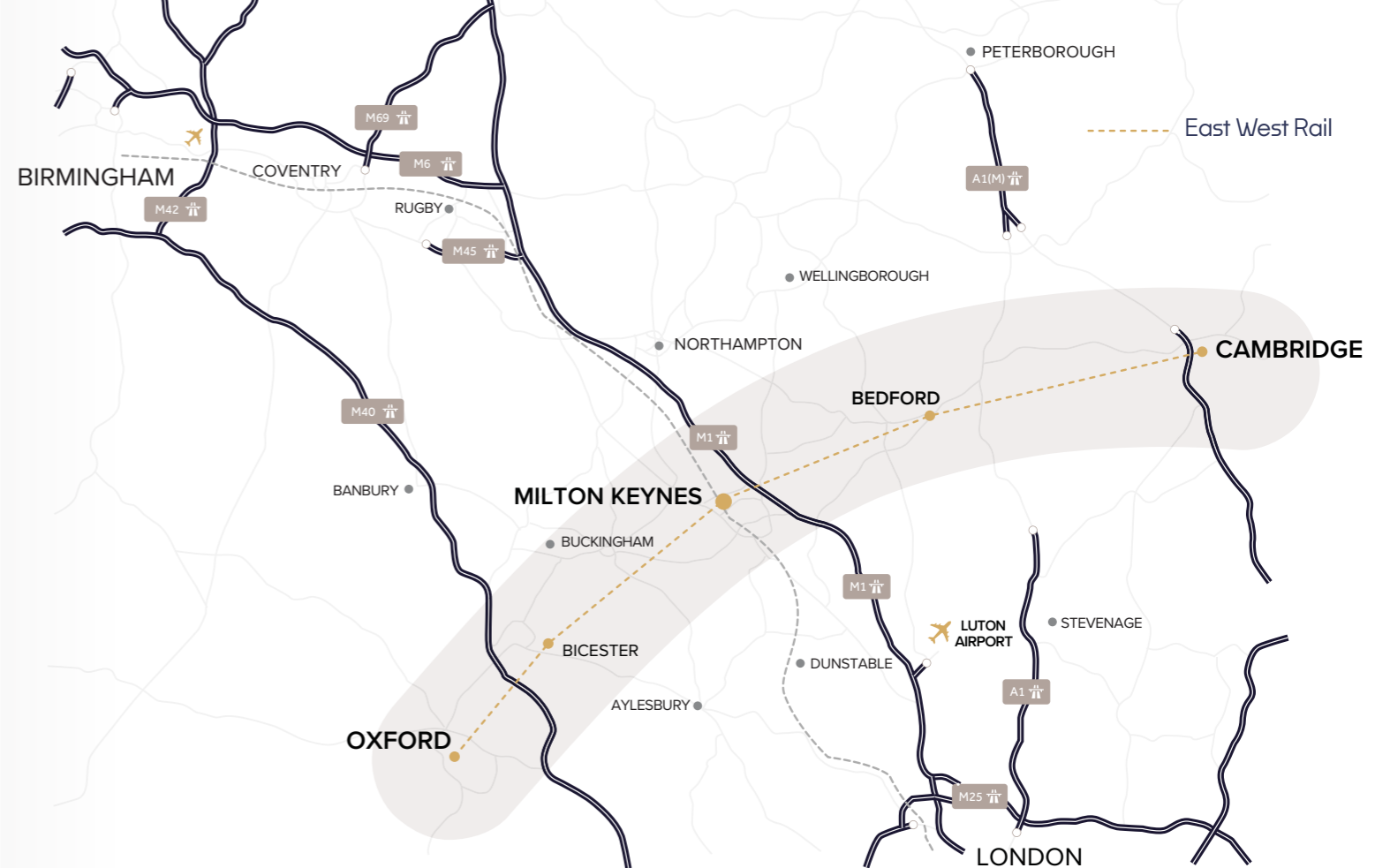
401 Grafton Gate is an impressive building in a prominent position and with good visibility. Conveniently placed for all your business and staff requirements, it's close to all the city centre amenities, easily accessible by car and bike, and directly opposite Milton Keynes Central train station providing regular trains to London Euston and further afield.

10 mins to M1 J14

20 mins to Watford Junction

30 mins to London Euston

40 bus routes in and around Milton Keynes



East West Rail will enhance Milton Keynes' role as a thriving business and innovation hub.



BY RAIL

- London Euston
32 mins
- Northampton
15 mins
- Watford Junction
20 mins
- Birmingham New Street
50 mins
- Manchester Piccadilly
98 mins

Fastest times from MK Central station
Source: The Trainline



BY ROAD

- M1, J14
4 miles
- Northampton
19 miles
- Luton
22 miles
- Oxford
39 miles
- Cambridge
48 miles

Source: Google Maps



BY AIR

- London Luton
35 mins
- Birmingham International
65 mins
- London Heathrow Airport
60 mins
- East Midlands
65 mins
- London Stansted
70 mins

Approximate drive times to airports
Source: Google Maps

02  minute walk to Santander cycles station

04  minute walk to MK central station

06  minute walk to Hub:MK restaurants & bars

M1 JUNCTION 14
4 MILES / 10 MINS

MILTON KEYNES
THEATRE

XSCAPE

THE
CENTRE:MK

MIDSUMMER
PLACE

CHILDS WAY

A509

SILBURY
BOULEVARD

THE HUB

Sainsbury's

WITAN GATE

MIDSUMMER
BOULEVARD

PROPOSED
MK:U CAMPUS

401

GRAFTON GATE

SANTANDER
UNITY PLACE

MILTON
KEYNES
CENTRAL

LEADING EMPLOYERS WHO HAVE CHOSEN
TO LOCATE HERE INCLUDE:





On the doorstep of it all

Restaurants & Fast Food

- 1 Subway
- 2 Greggs
- 3 Sizzling Grillz
- 4 Olive Tree
- 5 Thai Modern
- 6 Las Iguanas
- 7 Zizzi
- 8 Alpha At Oscars
- 9 Brasserie Blanc
- 10 Slug And Lettuce
- 11 Brown's
- 12 Nando's
- 13 Maaya
- 14 Bistro Live
- 15 Middletons
- 16 Kokoro
- 17 Wagamama
- 18 Made In Sud Pizza
- 19 Byron
- 20 Five Guys
- 21 Dipna Anand's Kitchen & Bar

Gyms & Wellness

- 1 Sport Central
- 2 The Gym
- 3 F45
- 4 Nuffield Health

Shopping

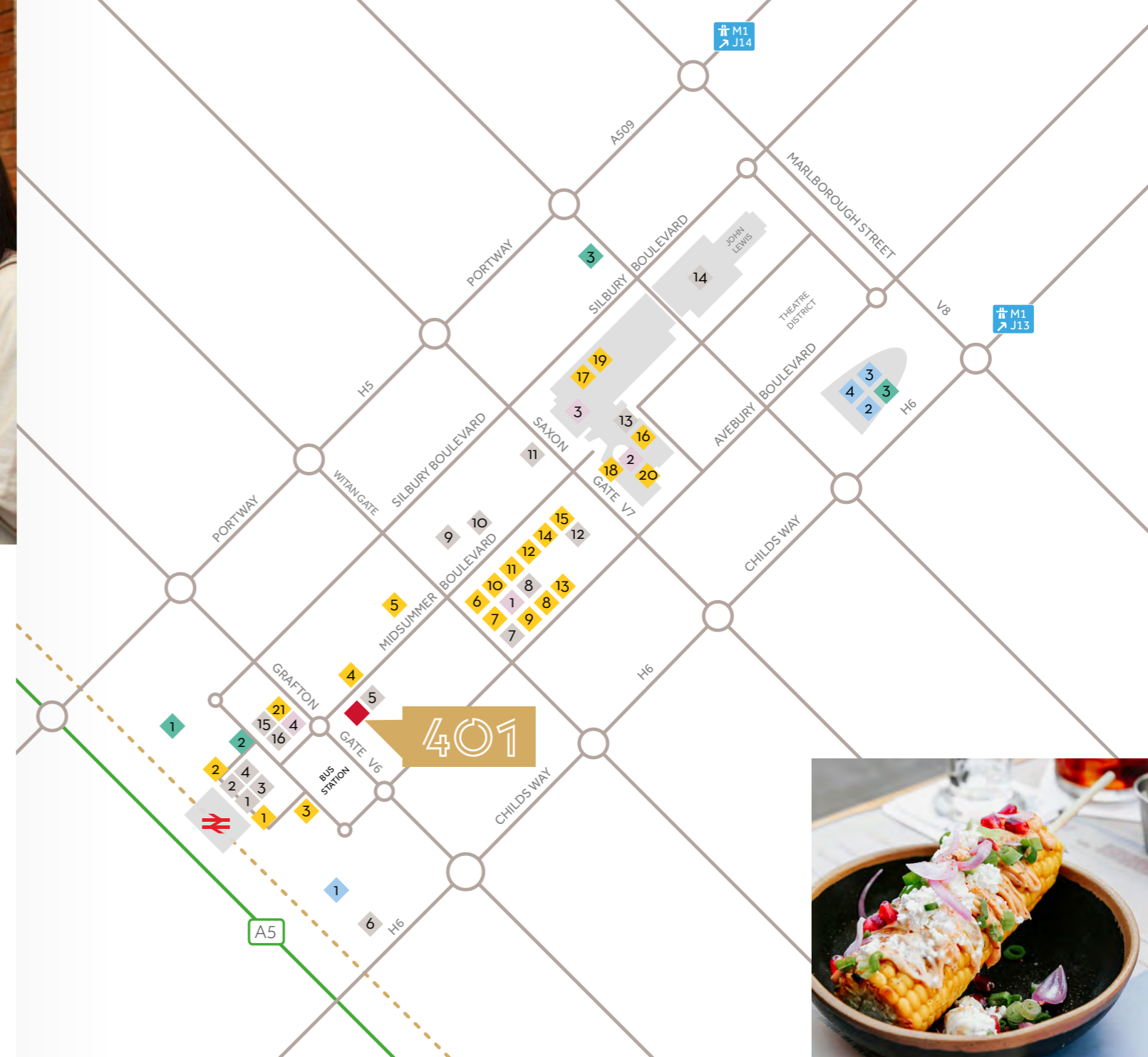
- 1 The Hub
- 2 Midsummer Place
- 3 The Centre:MK
- 4 The Corner Store

Cafes & Bars

- 1 Starbuck's Coffee
- 2 Costa Coffee
- 3 Pumpkin
- 4 Amt Coffee
- 5 Green Cup Caffè
- 6 Morrisons Cafe
- 7 Bogota Coffee Co
- 8 Carlo's Coffee Bar
- 9 Upper Regency Cafe
- 10 The Green Elephant
- 11 Cornerstone Cafe
- 12 Bon Viveur
- 13 Cafe W
- 14 Ori Caffè
- 15 Unity Sky Lounge
- 16 Baker's Room

Entertainment

- 1 Planet Ice
- 2 Hollywood Bowl
- 3 Snowzone
- 4 Cineworld



Situated only minutes from

Unity Place...

a **VIBRANT** destination in Milton Keynes, offering a variety of public amenities including an urban food market, retail outlets, and communal spaces.

Located within the thriving MK business district

80% employment rate, consistently above the UK average

25% higher productivity than the national average

62% of population are of working age; between 16 and 64 years old

31% lower labour costs compared to London (average)

500K current 2050 population growth projection

Santander's new UK HQ

Santander have completed their new headquarters in the business district of Milton Keynes opposite 401 Grafton Street.

As it's largest employer, Santander is seeking to significantly invest and commit to their long-term future in Milton Keynes by embracing their digital future. The recently constructed headquarters building at Unity Place consolidates Santander's offices under one roof and has created a new campus for 6,000 employees.

The development offers a wide range of benefits to Santander staff and the wider MK community by providing a landmark office building in a key strategic site with a range of publicly accessible facilities, including popup outlets along with a range of retail and food and beverage units.



401

GRAFTON GATE

On behalf of



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