



WITAN STUDIOS

WITAN GATE WEST, MILTON KEYNES, MK9 1EJ

FULLY-FITTED FLEXIBLE OFFICE & STUDIO SPACES

STUDIO F1 - 2,700 sq.ft

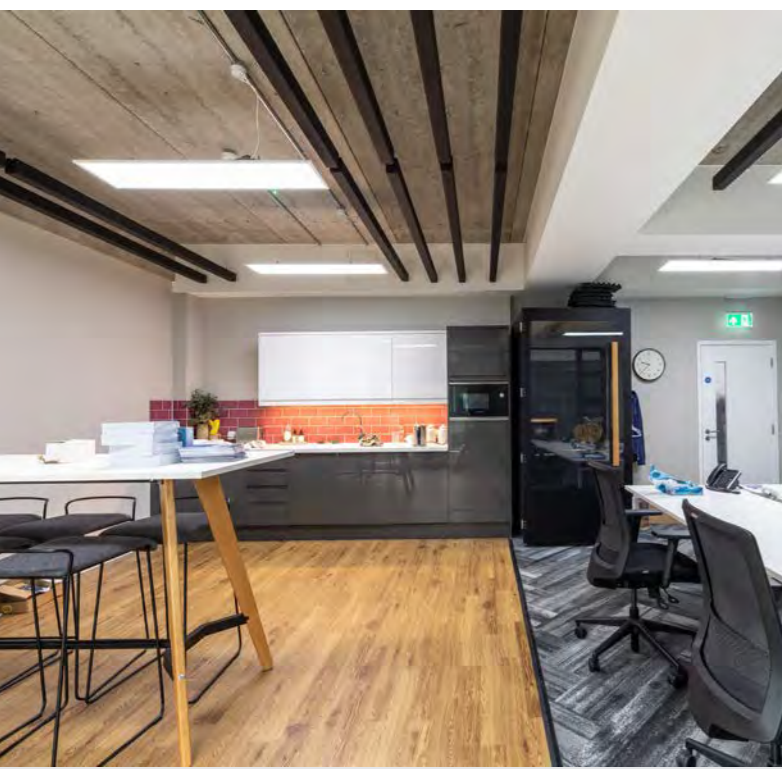
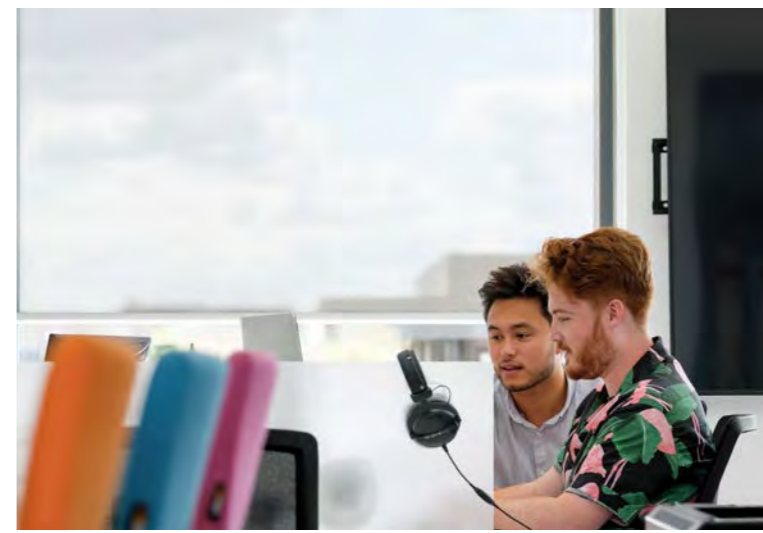
STUDIO M2 - 2,798 sq.ft



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Community manager
Onsite Cafe
Private courtyard for events
9 showers and 100 lockers
Changing facilities
60 Cycle secure racks
40 on site parking spaces
Bookable meeting rooms





ASHTON & NORFOLK HOUSE

centre:mk
MILTON KEYNES

MK THEATRE

XSCAPE

SAXON COURT

NORTHGATE HOUSE

SOUTHGATE HOUSE

Argos

Holiday Inn

Travelodge

THE HUB: MK

G
GOUGH
THORNE

WITAN STUDIOS

Allianz

WITAN GATE HOUSE

IMS EVOLVE

DHL

THE PINNACLE

Grant Thornton

PROPOSED MK:U SITE

G
Geoffrey
Leaver
Solicitors

Deloitte.

Premier Inn

Travelodge

Santander HQ

THE QUADRANT

Network Rail

MILTON KEYNES CENTRAL

THE CASE FOR FULLY FITTED SOLUTIONS



FLEXIBILITY FOR OCCUPIERS



MINIMAL CAP EX ON ENTRY
+ NO RENT FREE'S



ALL INCLUSIVE PAYMENT SOLUTION



READY TO GO OFFICES

The Pre-Pandemic flexible office market was growing at a rate of 10% per annum, recent data highlights that y-o-y demand for flexible office space has increased by 22% as flexible accommodation becomes the go-to-choice.

Flexible solutions provide occupiers with greater adaptability, significantly reduced Cap Ex and an enhanced service offering. Occupiers are willing to pay more for removal of the greater barriers to entry of finding traditional office accommodation.

For companies that are smaller and looking to expand, the possibility of growth creates challenges from an office space perspective and the flexibility to grow into a building is highly favourable and reduces the risks on a longer term basis. Fully fitted solutions are therefore ideally positioned to accommodate start-ups, growing businesses and occupiers seeking a permanent environment with a greater sense of community and amenity.



WHY WITAN STUDIOS STANDS OUT FROM THE CROWD

Witan Studios is ideally positioned to meet the demands of multiple occupiers providing a range of sizes to accommodate the earliest of start-ups to providing fully fitted solutions to mature SME's seeking permanent office accommodation. Witan provides 48 fitted studios of unique private office accommodation, each with its own front door and kitchen. This is coupled with the additional services, amenities, and sense of community that typical serviced offices provide.

Witan offers occupiers an all-in-one package, simple lease agreements, fully fitted office solutions and is expertly

positioned to take advantage of the rising demand for flexible accommodation. As a result, Witan Studios has become the premier flex space solution in Milton Keynes for sub 5,000 sq ft.



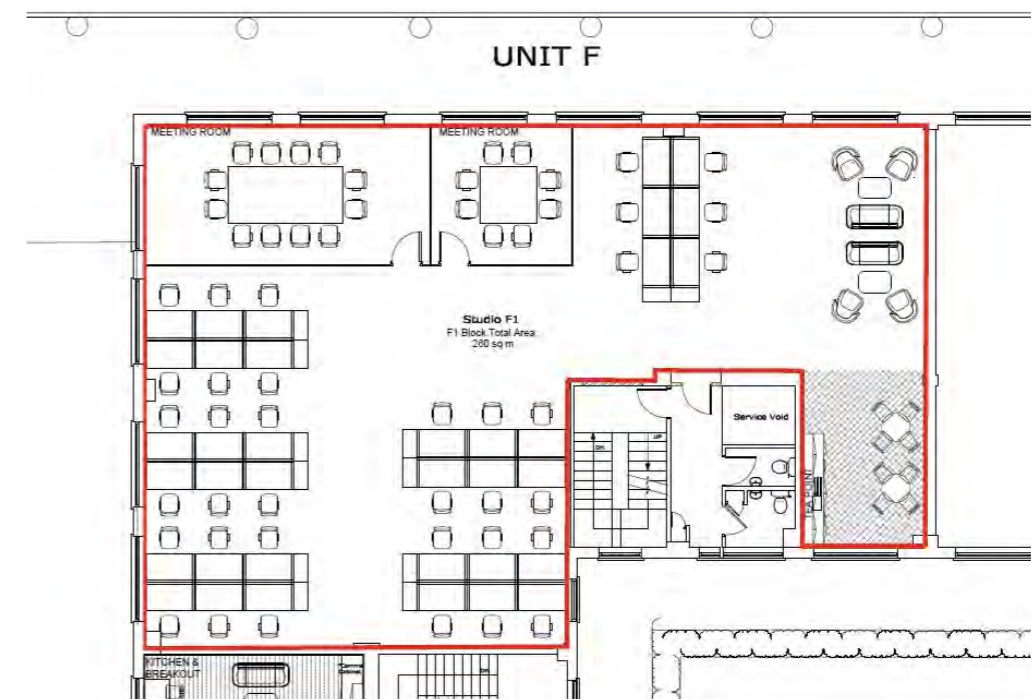
WITAN STUDIOS OFFERS A
25% RENTAL DISCOUNT TO
COMPETING FLEX SPACE
PROVIDERS IN MILTON KEYNES





CURRENT AVAILABLE SUITES

STUDIO F1 - First Floor
2,700 sq.ft (250 sq.m)
36 Workstations plus 2x Boardrooms and Fitted Kitchen & breakout spaces



SPECIFICATION



FROM 6 DESKS TO 48, ALL SUITES HAVE THEIR OWN FRONT DOOR TO GIVE PRIVACY TO ALL OCCUPIERS



FIBRE BROADBAND

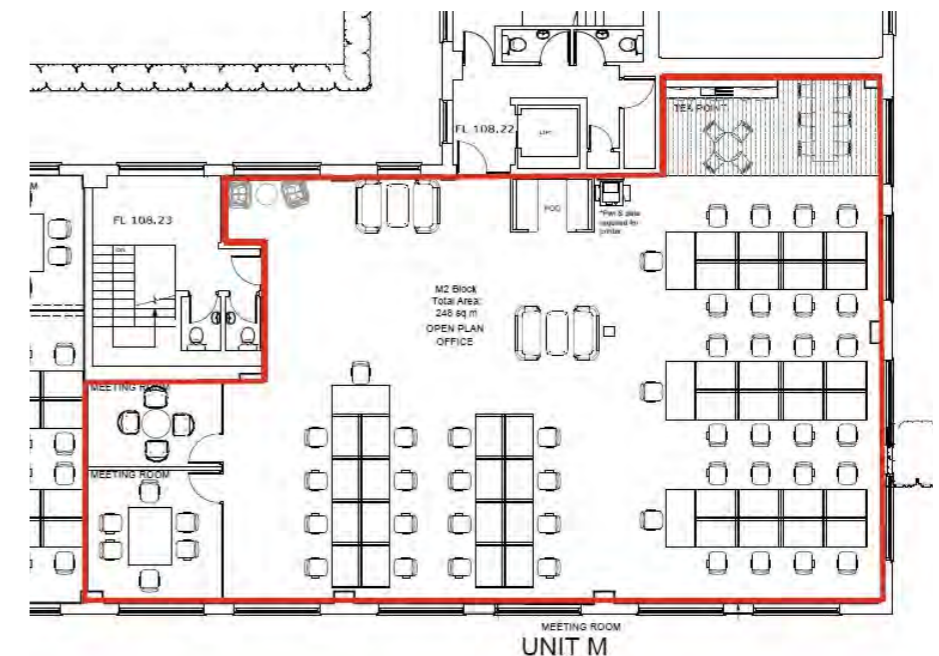


PRIVATE WC'S



OWN PRIVATE TEA POINT OR KITCHEN

STUDIO M2 - Third floor
2,798 sq.ft (260 sq.m)
44 Workstations plus 2x meeting rooms, large meeting pod and fitted kitchen. Lift Access.





For further information or to make arrangements for viewing please contact:

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