



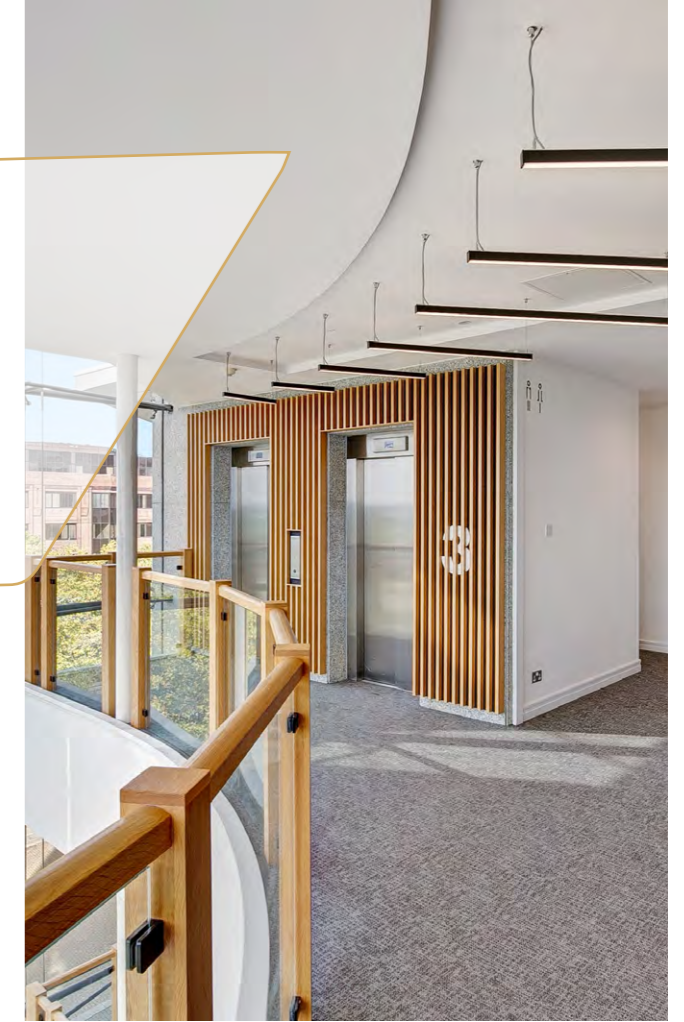
401

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



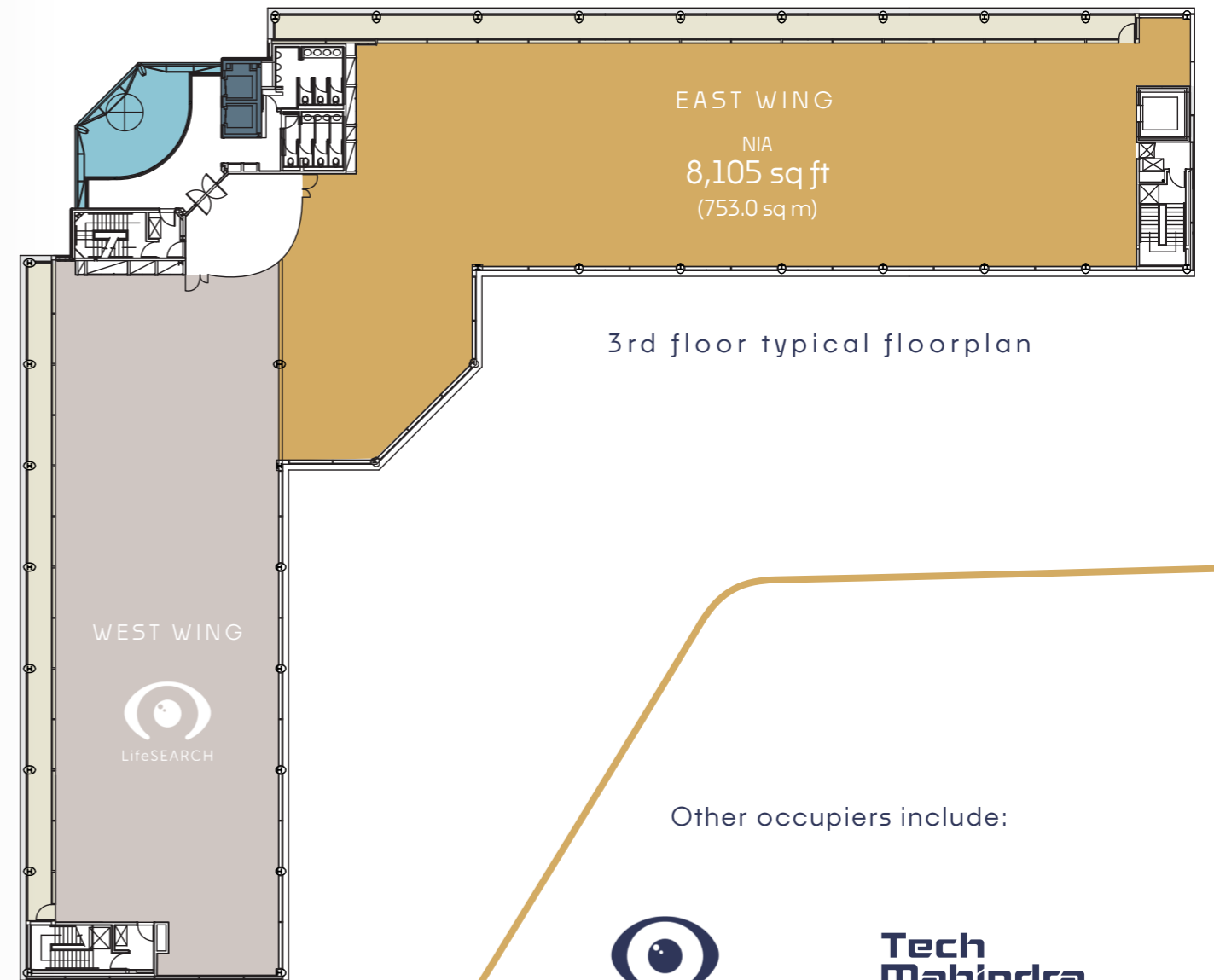
Concierge and 24 hour access



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
<b>Total</b>		<b>16,914 sq ft</b>



3rd floor typical floorplan

Other occupiers include:



**Tech Mahindra**



**Mölnlycke®**



Indicative fit out

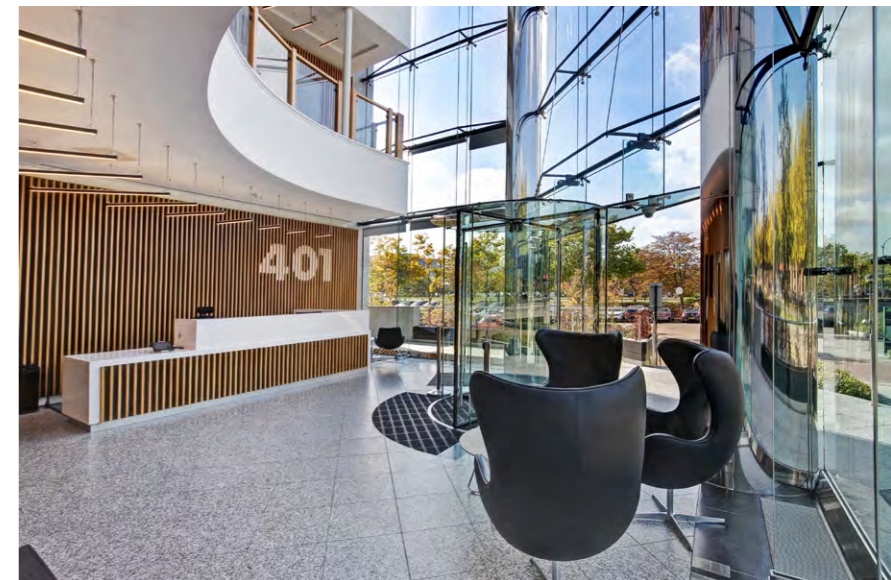


Indicative fit out

# 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.

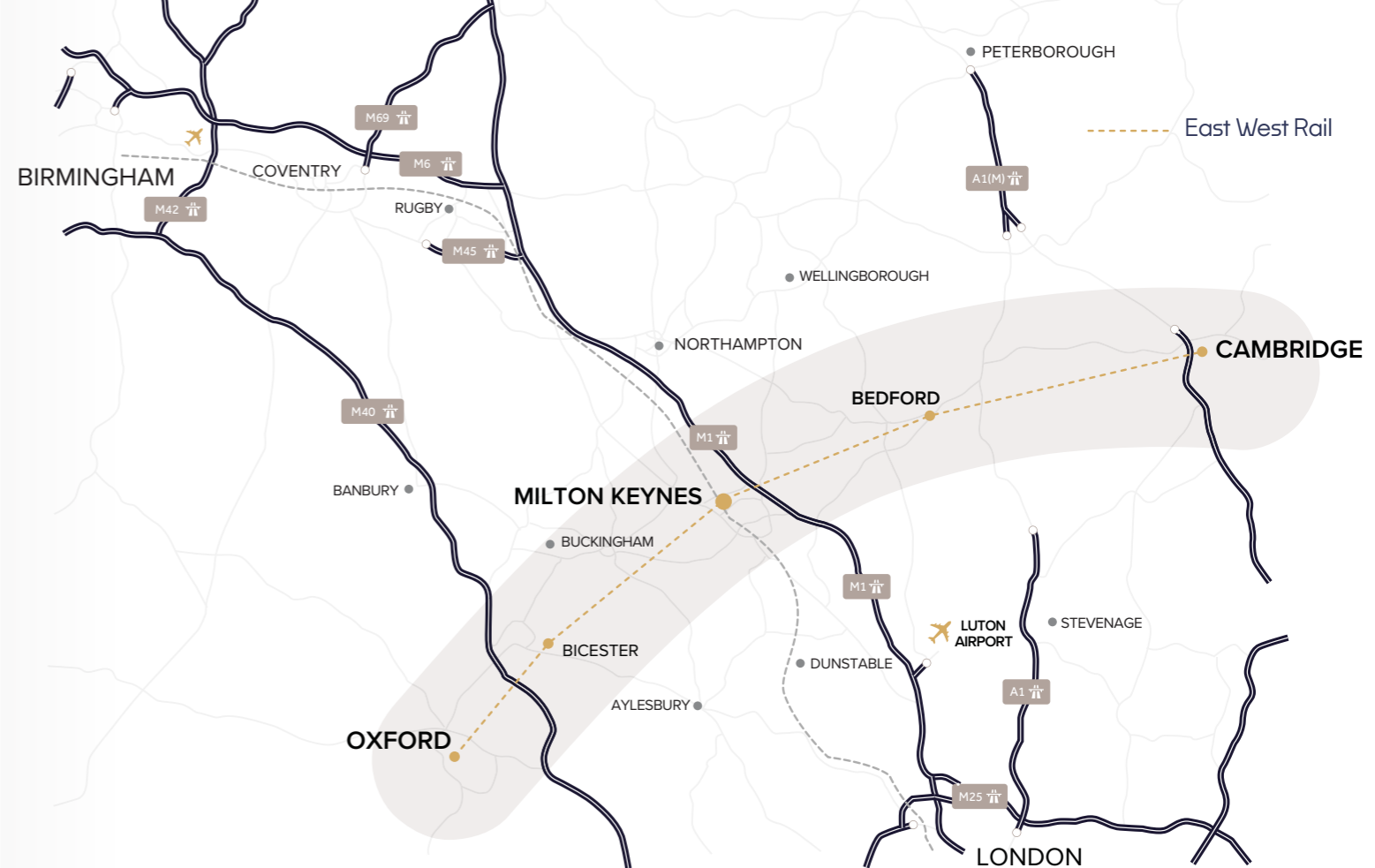
401 Grafton Gate is an impressive building in a prominent position and with good visibility. Conveniently placed for all your business and staff requirements, it's close to all the city centre amenities, easily accessible by car and bike, and directly opposite Milton Keynes Central train station providing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

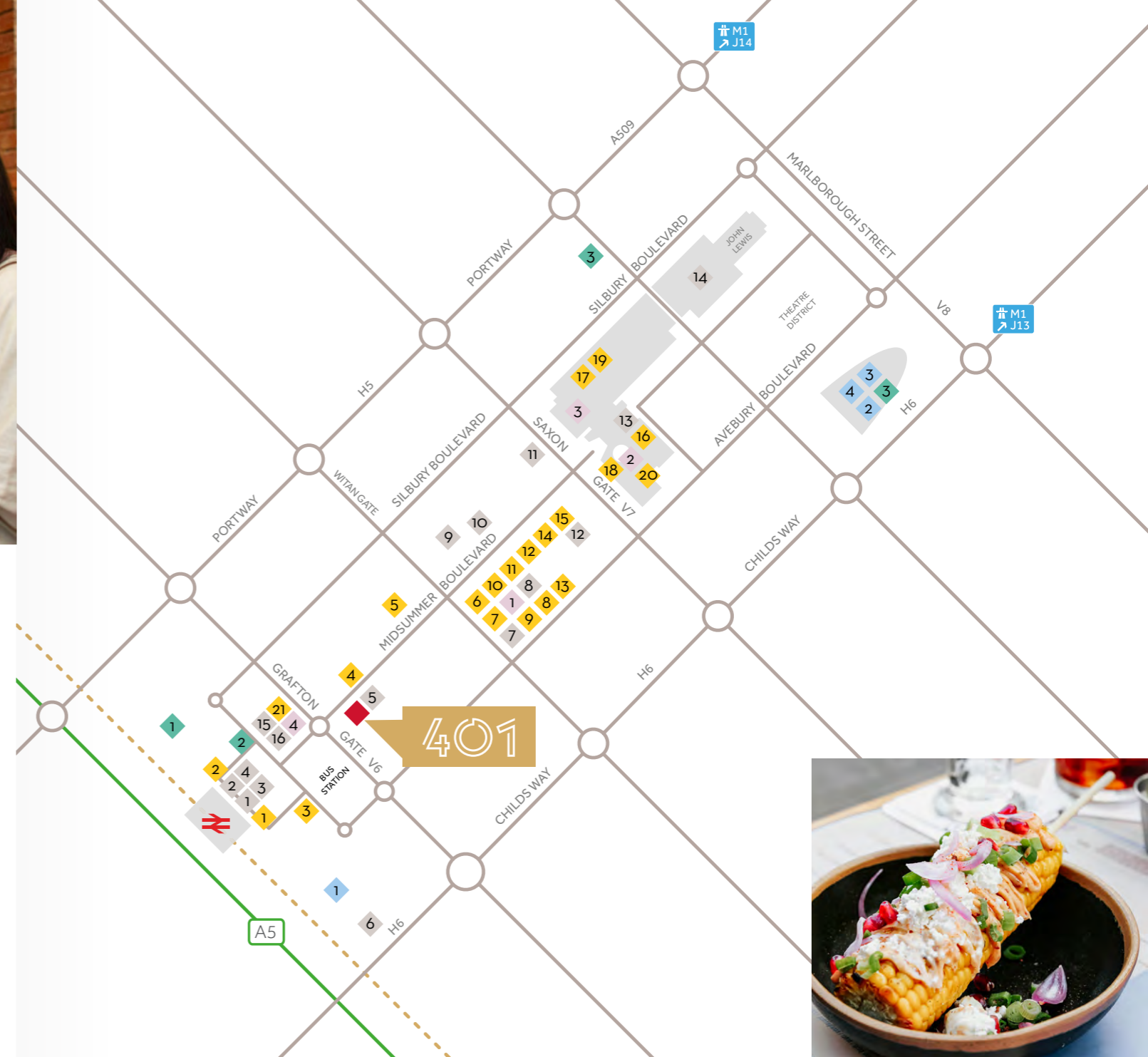
- 1 The Hub
- 2 Midsummer Place
- 3 The Centre:MK
- 4 The Corner Store

## 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)

**500 K** 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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