



# Milton Keynes – Unity Place

Grafton Gate | Milton Keynes | MK9 1AN

On behalf of:



Retail / leisure opportunities to let within  
flagship office campus building

unity place

Colliers



LG Elder Gate entrance – Restaurant / Brewery on right

## Location

This landmark property is prominently located immediately opposite Milton Keynes Central railway station, between Elder Gate, Midsummer Boulevard, Grafton Gate and Silbury Boulevard.

Situated in the heart of Milton Keynes, Unity Place is situated on the main pedestrian route between Central railway station and centre:mk and Midsummer Place. Retail and leisure occupiers along Midsummer Boulevard include Bannatynes, All Bar One, Brewdog, Jurys Inn, Slug and Lettuce and JD Wetherspoon.

## Description

Unity Place is the flagship office campus for Santander in central Milton Keynes. The impressive 500,000+ sq ft property will provide accommodation for over **7,000 workers**, including some **co-working space**.

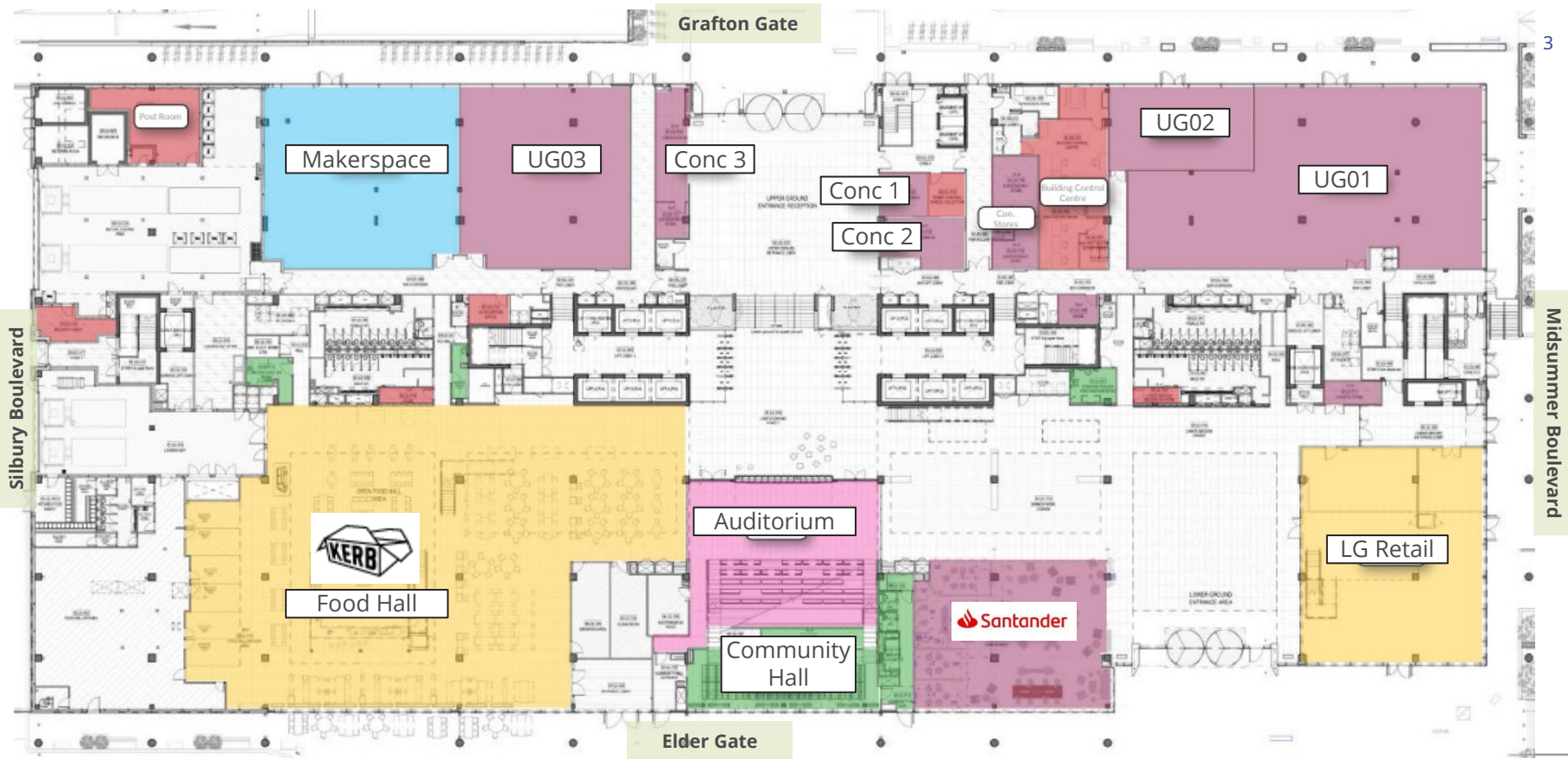
Unity Place will open in **2023** and has a range of accommodation suitable for retail / leisure use to provide for the office population both within the building and the surrounding area. The ground floor will be **open to the public** and alongside flexible office space, the development will provide a Santander branch, **food market hall**, **300 capacity auditorium**, **community hall**, **health suite** and **rooftop bar**. Customers will benefit from free surface level car parking for one hour.

Compass will operate a frictionless **convenience store** and **bakery** in Unit 01 on the upper ground floor with frontage to Midsummer Boulevard and Grafton Gate, with a restaurant and brewery in Unit 02 on the lower ground floor.

There are a variety of opportunities within the building, both internal and external facing, for flexible use. Customer entrances to the building are available from both Grafton Gate and Elder Gate.



UG Grafton Gate entrance – Concessions 01/02 to left



## Accommodation Schedule

Unit	Location	Area (m <sup>2</sup> )	Area (sq ft)	Status	Comment
LG Retail	External fronting – Elder Gate / Midsummer Bl.	328	3,531	LET	COMPASS – BAR / RESTAURANT
UG Retail 01	External – Grafton Gate / Midsummer Bl.	466	5,016	LET	COMPASS – CONVENIENCE STORE / BAKERY
UG Retail 02	External – Grafton Gate	106	1,141	Available	
UG Retail 03	External – Grafton Gate	265	2,852	Available	
Makerspace	External – Grafton Gate	303	3,261	Available	
Concession 01	Internal – UG Reception	34	366	Available	With additional 23m <sup>2</sup> (248 sq ft) remote store
Concession 02	Internal – UG Reception	18	194	Available	With additional 16m <sup>2</sup> (172 sq ft) remote store
Concession 03	Internal – UG Reception	33	355	Available	With additional 9m <sup>2</sup> (97 sq ft) remote store

## Term

The accommodation is available on a flexible basis and Santander will work with operators to understand their timing requirements.

## Rent

Further details available upon request.

## Business Rates

To be assessed following completion of the units.

## Service Charge

To be confirmed.

## Costs

Each party is to be responsible for their own legal and all other professional costs incurred in the transaction.

## EPC

Energy Performance Certificates will be available upon completion of the development.

## Viewing

Viewing of the opportunities available is strictly by appointment and can be arranged via the agents.



To register interest and for further information please contact:



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