

Unity Place – Prime Restaurant

200 Grafton Gate, Milton Keynes, MK9 1UP

Colliers

New Lease Available
Fully Fitted Restaurant



Location

Milton Keynes benefits from excellent connectivity by road and rail. Milton Keynes Central provides direct services to London Euston in 30–35 minutes, Birmingham New Street in around 50 minutes.

The restaurant forms part of Santander's 500,000 sq ft Unity Place Offices with capacity for 7,000 workers. It is situated within a 2-minute walk of Milton Keynes Central Train Station and en-route to the town's main retail and leisure facilities.

Positioned on the ground floor facing the station, the restaurant is accessible both internally from the office and externally from the frontage. Landscaping outside the restaurant is due to complete late 2025.

Accommodation

The Property has a full glazed frontage showcasing the entire trading and bar areas. The main trading space benefits from double height ceilings to approximately 7.6m to the slab, with exposed ceilings throughout.

The space is newly fitted with a centralised bar, open kitchen and pass with preparation, drinks store and washing area located behind. There are additional covers at mezzanine level that could be used for event space. There is potential for a generous outside seating provision around the external perimeter of the restaurant.

W.C facilities are located in the main office reception, however an area has been identified where new ones could be fitted as part of the restaurant demise.

The property has been measured on a Gross Internal Area basis to provide the following areas:

Area	Sq m	Sq ft
Ground Floor	407.47	4,386
Mezzanine	111.39	1,356
Total	493.70	5,741

Terms

The property is available by way of a new effective FRI lease on terms to be agreed.

Rent

£80,000

Rates

Ratable Value

Rates Payable

Prospective tenants are advised to confirm any rating liability with the Local Authority.

Service Charge

£3.00 per sq ft

Costs

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

EPC

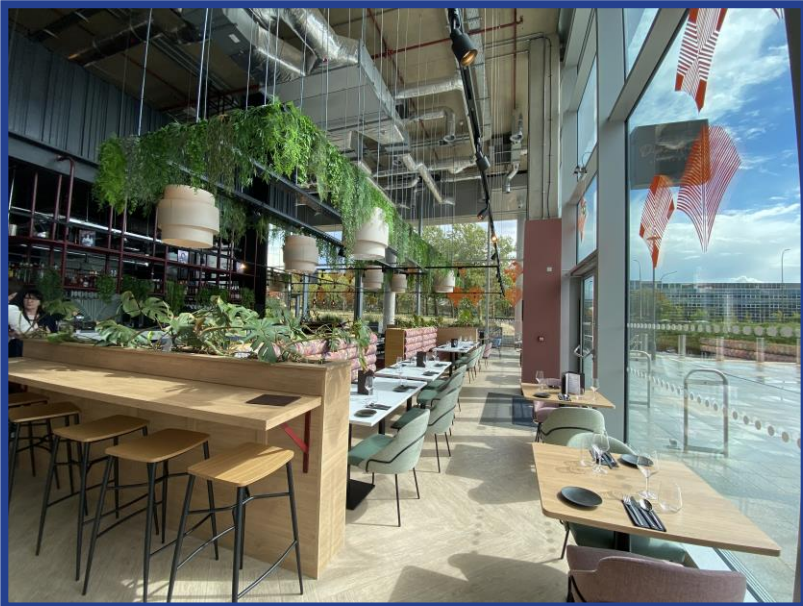
The building has an EPC rating of A.

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**Ground Floor
Trading Area**



**Kitchen /
Pass:**

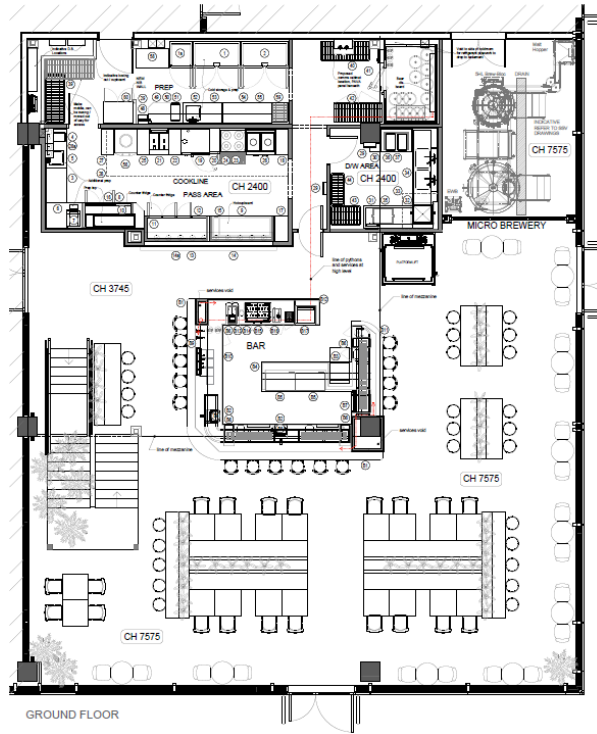


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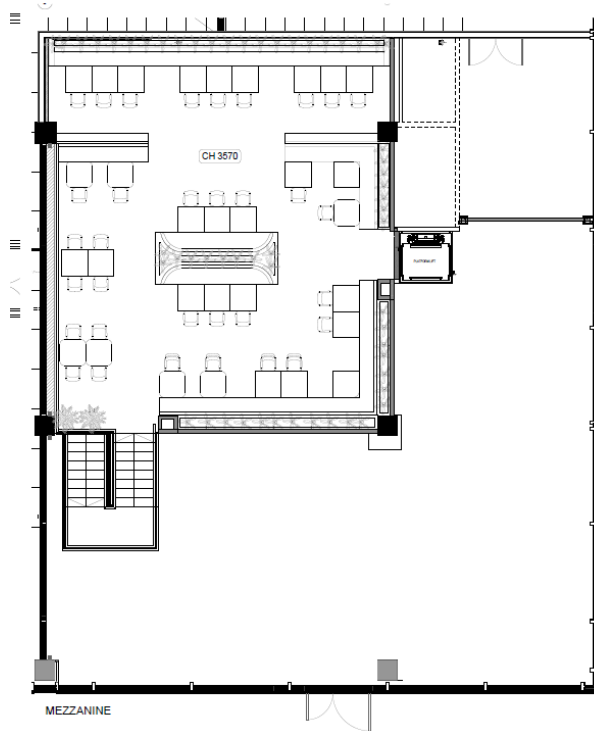
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Ground Floor Plan:



Mezzanine Floor Plan:



Ready to talk?

Appointments to view must be arranged via sole agents Colliers:

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