

WITAN GATE HOUSE

MILTON KEYNES

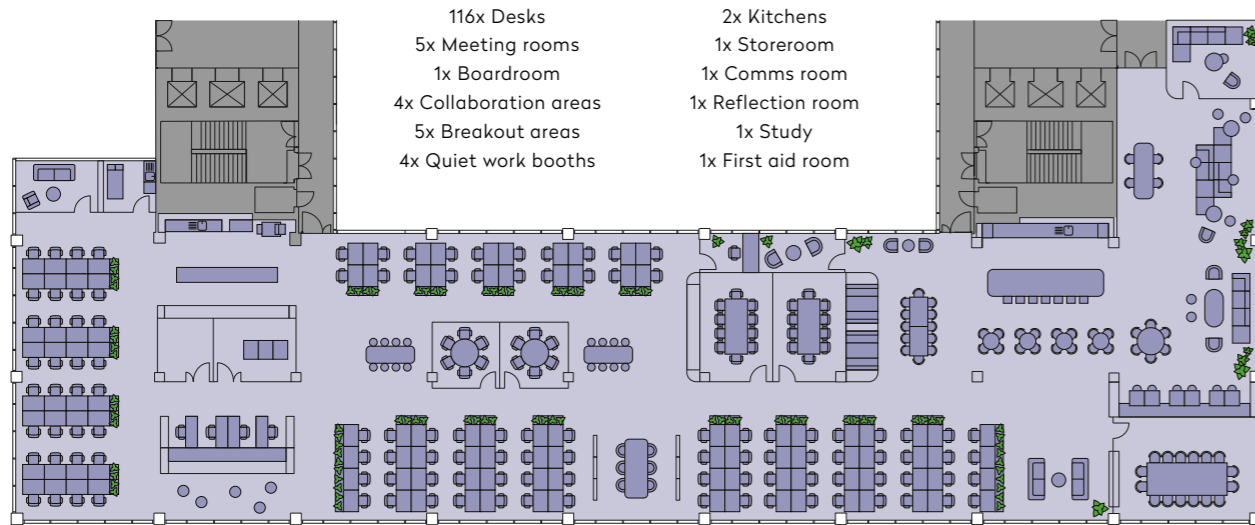
Refurbished BREEAM rated office space
12,841 sq ft



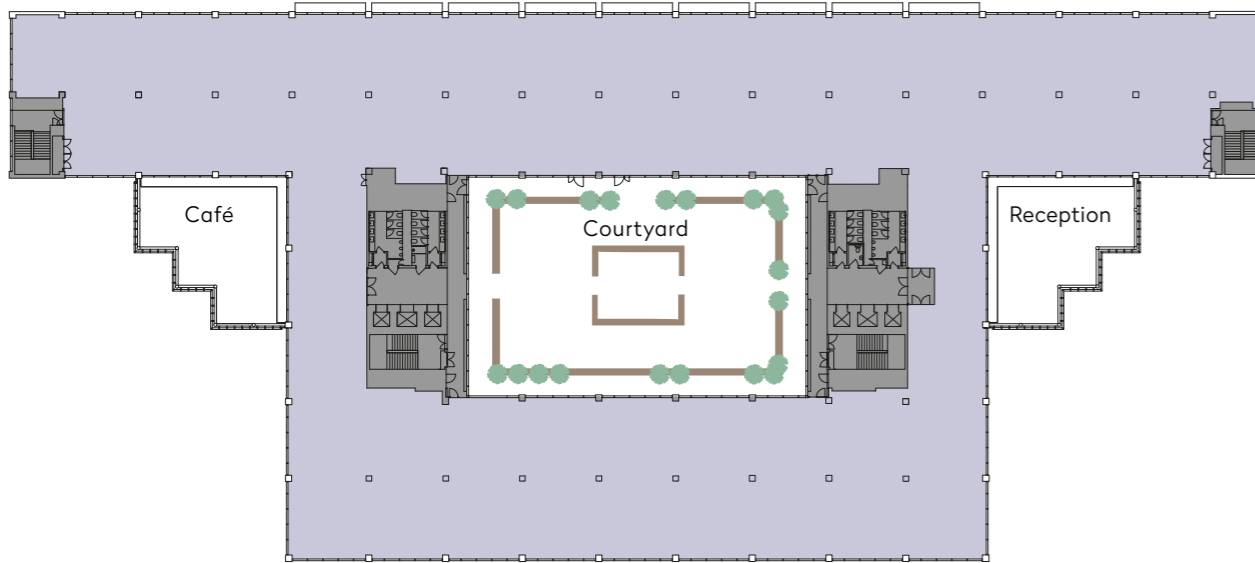
ACCOMMODATION

Witan Gate House boasts BREEAM rated energy efficient workspace, providing flexible creative offices for forward-thinking companies. A new hybrid ceiling allows businesses the flexibility to have a conventional ceiling or a semi-exposed ceiling.

Indicative Layout 12,841 sq ft



Typical Floorplate



Lobby ▾



▲ First Floor CAT B CGI

New showers and changing facilities ▾



First Floor CAT B CGI



First Floor



New Full Access Raised Floor



New Open Grid Hybrid Ceiling



New PIR Feature Lighting



EPC B
BREEAM Very Good
Fitwel 2* Rating



New Energy Efficient VRF Air Conditioning



Witan Gate House provides one of the most exciting and sustainable workspaces in Central Milton Keynes, with upwards of 12,800 sq ft of prime office space. From the impressive remodelled atrium reception, new independent café and business lounge to the landscaped courtyard and unrivalled on-site car parking. This working environment prides itself on wellness and sustainability with a Fitwel 2* rating.



AMENITIES

- Unrivalled parking at 1:321 sq ft including EV charging
- ◆
- New Reception and Communal Areas
- ◆
- On-site Café and Business Lounge
- ◆
- Private Landscaped Courtyard and Gardens available
- ◆
- New Showers, Changing Facilities and Lockers
- ◆
- Concierge and Reception Services
- ◆
- 24hr Building Management
- ◆
- Secure Bike Racks



▲ Newly remodelled reception featuring an impressive atrium and independent café



▲ New cycle hub and wayfinding

▲ Witan Gate House is a prominent building with remodelled entrance and reception, a short walk from Milton Keynes train station

NEIGHBOURHOOD

Buzzing with high-end restaurants, shops and entertainment and surrounded by lush green space, Milton Keynes is a modern, vibrant city. Easily walkable, with an abundance of cycle paths and gyms, it's built for a healthy lifestyle; try snowboarding at Snowzone, or wakeboarding on Willen Lake. With Milton Keynes Gallery and Milton Keynes Theatre, it's great for culture too.



Inviting green spaces are plentiful, making lunchtime a pleasure



WITAN GATE HOUSE



Milton Keynes has a Santander cycle rental scheme as well as 273km maintained cycle paths



BY CAR

- M1 Junction 14
- M1 Junction 13
- London Luton
- Central London
- London Heathrow
- Birmingham Airport
- Birmingham

miles

- 4
- 8
- 24
- 54
- 53
- 63
- 70

BY RAIL

- Watford
- London Euston
- Birmingham Airport
- Birmingham International
- Birmingham New Street
- Manchester

mins

- 29
- 30
- 40
- 40
- 50
- 90

Source: Google Maps

Source: thetrainline.com

WITAN GATE HOUSE



witangatehouse.co.uk

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Design and production: www.stuartchapmandesign.co.uk 020 3983 1665