

WITAN GATE HOUSE

MILTON KEYNES

Newly refurbished 35,000 sq ft single
office floorplate available now



Witan Gate House provides the newest and most exciting workspace in central Milton Keynes, with up to 35,000 sq ft of prime office space. From the remodelled reception and independent café to the landscaped courtyard and gardens, this working environment prides itself on Wellness and Sustainability.



AMENITIES

- Unrivalled parking at 1:321 sq ft including EV charging
- ◆
- New Reception and Communal Areas
- ◆
- Independent Café and Lounge
- ◆
- Landscaped Courtyard and Gardens available for use by the Tenants
- ◆
- New Showers, Changing Facilities and Lockers
- ◆
- Concierge and Reception Services
- ◆
- 24hr Building Management
- ◆
- Secure Bike Racks



▲ Personable and capable; our professional on-site team provide a concierge service to help you wherever we can.



▲ 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

Extensive refurbishment has been completed with a focus on wellness, including a stunning feature courtyard ▶



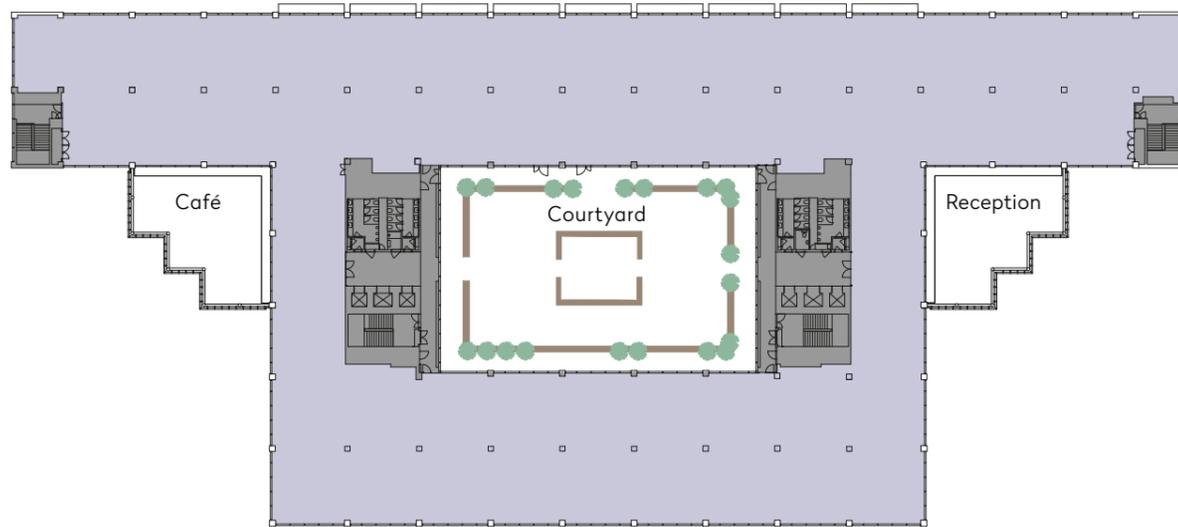
ACCOMMODATION

Witan Gate House boasts the largest available single floor plate in Milton Keynes at up to 35,000 sq ft, 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.



First Floor

First Floor 35,000 SQ FT / 3,250 SQ M
Largest available single floor plate in Milton Keynes



New Full Access Raised Floor



New Open Grid Hybrid Ceiling



New PIR Feature Lighting



EPC B
BBREEM Very Good



New Energy Efficient VRF Air Conditioning

WITAN GATE HOUSE



▲ First Floor CAT B CGI

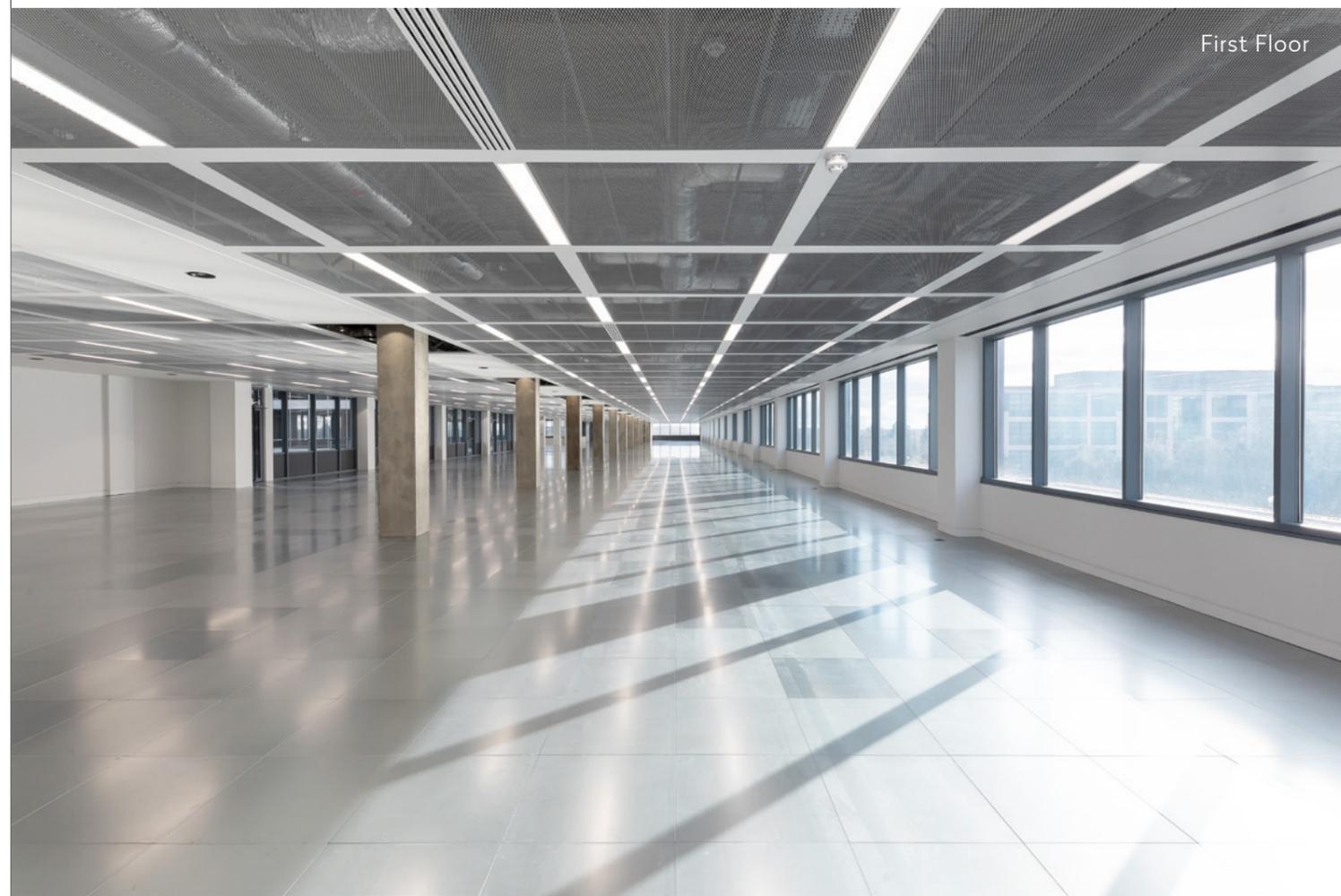


Lobby ▼

New showers and changing facilities ▼



First Floor CAT B CGI



First Floor

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



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



BY CAR	miles	BY RAIL	mins
M1 Junction 14	4	Watford	29
M1 Junction 13	8	London Euston	30
London Luton	24	Birmingham Airport	40
Central London	54	Birmingham International	40
London Heathrow	53	Birmingham New Street	50
Birmingham Airport	63	Manchester	90
Birmingham	70		

Source: Google Maps

Source: thetrainline.com



CONTACT



Ollie McLeod
ollie.mcleod@eu.jll.com
07790 562040

Paddy Shipp
paddy.shipp@eu.jll.com
07469 155531



Holly Dawson
holly.dawson@bidwells.co.uk
07917 243887

MISREPRESENTATION ACT/COPYRIGHT/DISCLAIMER – JLL, for themselves and for the Lessor of this property, whose agents they are, give notice that (1) the particulars and any further information communicated by any means to potential Lessees of the property described in the particulars, or their advisers, in connection with the possible letting of the property are provided solely for the purpose of assisting potential lessees in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of the invitation, offer or contract for lease of the property; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential lessees are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by JLL, the lessor of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible letting of the property. No person in the employment of JLL or the lessor has authority to make or give any representation or warranty, express or implied, in relation to the property. September 2020.

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