



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

Brand new office suites comprehensively refurbished, architecturally designed.



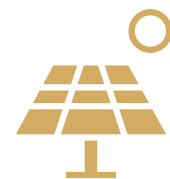
LED lighting with new metal tiled ceiling



Refurbished reception, shower and WC facilities



EPC A



Solar PV



Raised access flooring



New VRF air conditioning



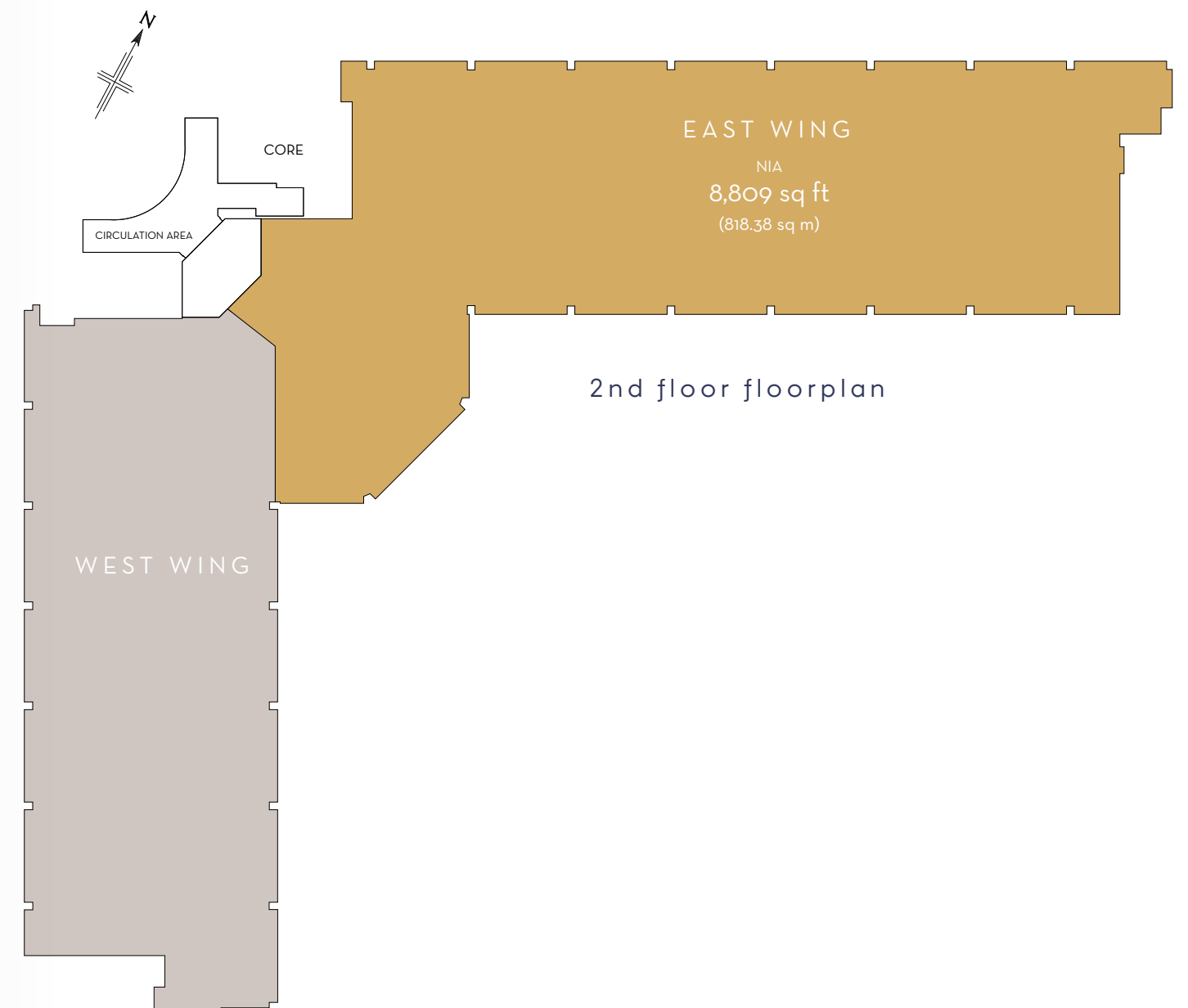
Concierge and 24 hour access



Secure car parking (ratio from 1:995 sq ft)

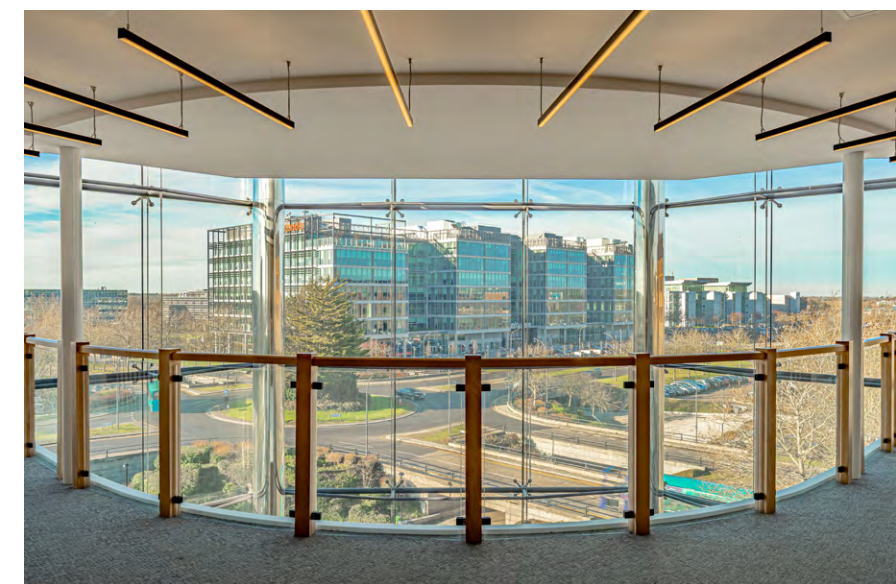
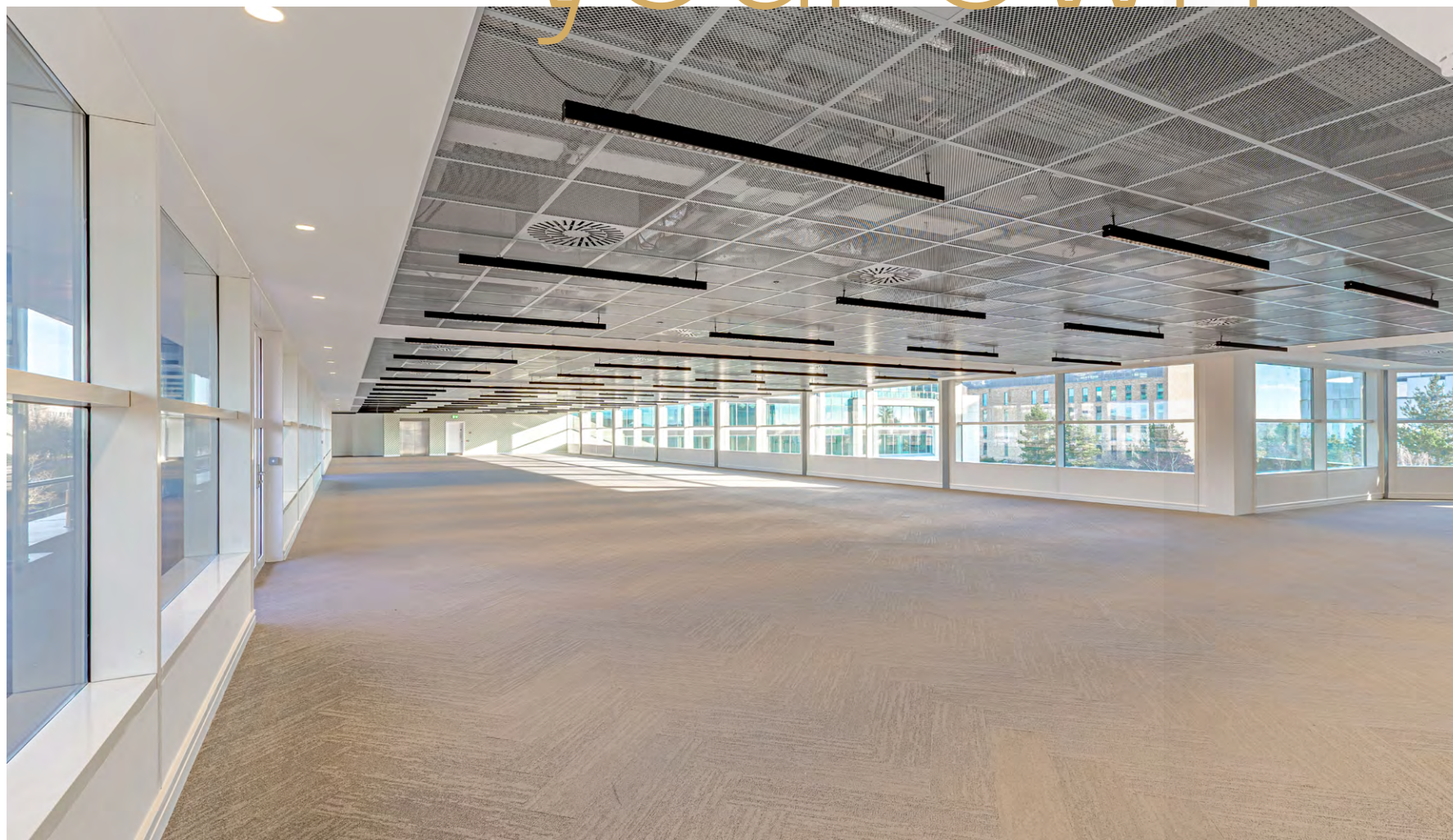
A truly unique Grade A office refurbishment

	Car park ratio	Sq ft
2nd floor	1:979 sq ft	8,809
3rd floor	1:1013 sq ft	8,105
Total		16,914 sq ft





Space to make your own



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.

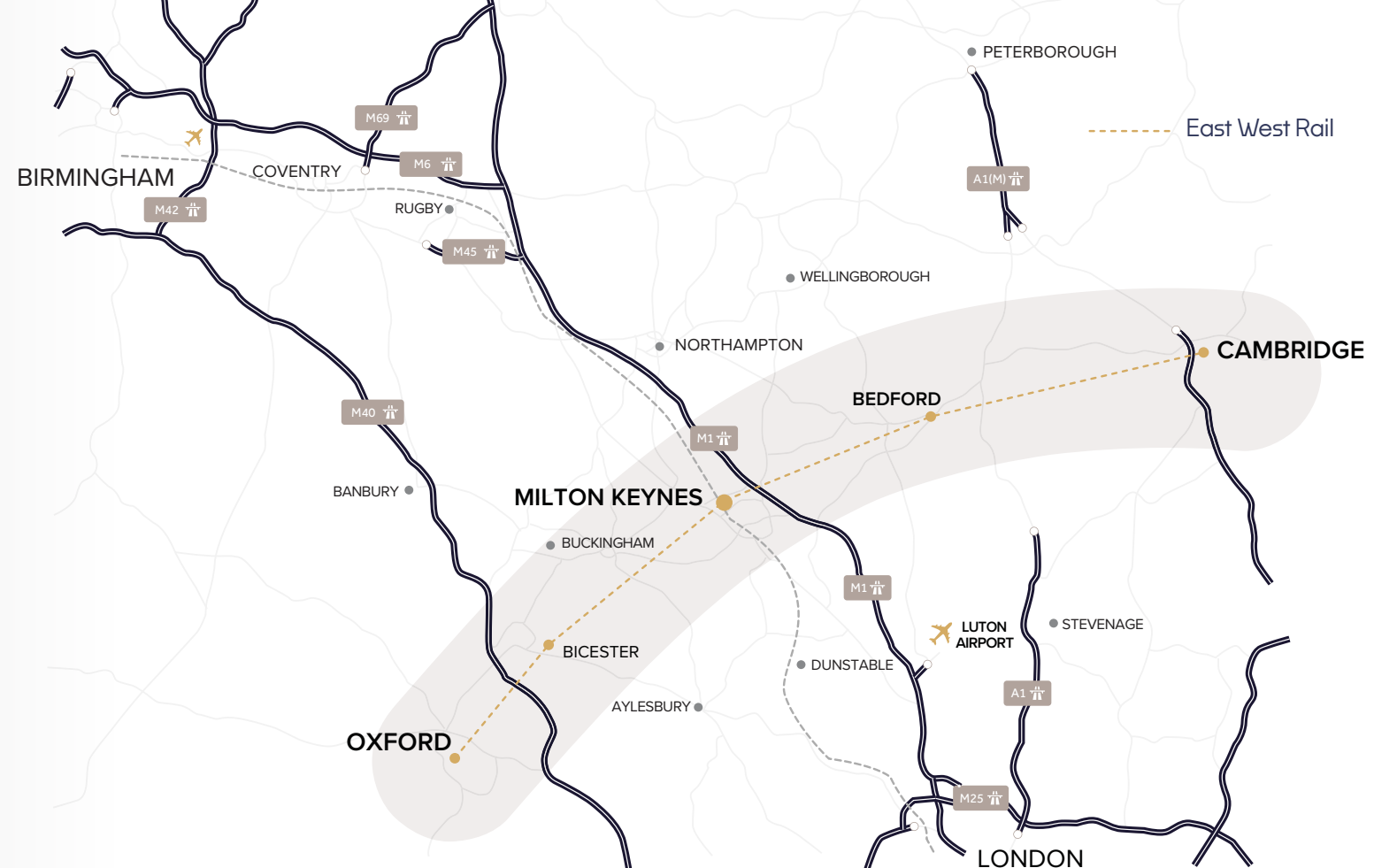
401 Grafton Gate is an impressive building in a prominent position and with good visibility. Conveniently placed for all your business and staff requirements, it's close to all the city centre amenities, easily accessible by car and bike, and directly opposite Milton Keynes Central train station providing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

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



BY ROAD

M1, J14
4 miles

Northampton
19 miles

Luton
22 miles

Oxford
39 miles

Cambridge
48 miles



BY AIR

London Luton
35 mins

Birmingham International
65 mins

London Heathrow Airport
60 mins

East Midlands
65 mins

London Stansted
70 mins

Fastest times from MK Central station
Source: The Trainline

Source: Google Maps

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

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 | 10 Slug And Lettuce |
| 2 Greggs | 11 Brown's |
| 3 M&S Simply Food | 12 Nando's |
| 4 Olive Tree | 13 Maaya |
| 5 Thai Modern | 14 Bistro Live |
| 6 Las Iguanas | 15 Kokoro |
| 7 Zizzi | 16 Five Guys |
| 8 Pret A Manger | 17 Unity Sky Lounge |
| 9 Brasserie Blanc | |

Gyms & Wellness

- | | |
|-----------------|-------------------|
| 1 Sport Central | 3 F45 |
| 2 The Gym | 4 Nuffield Health |

Shopping

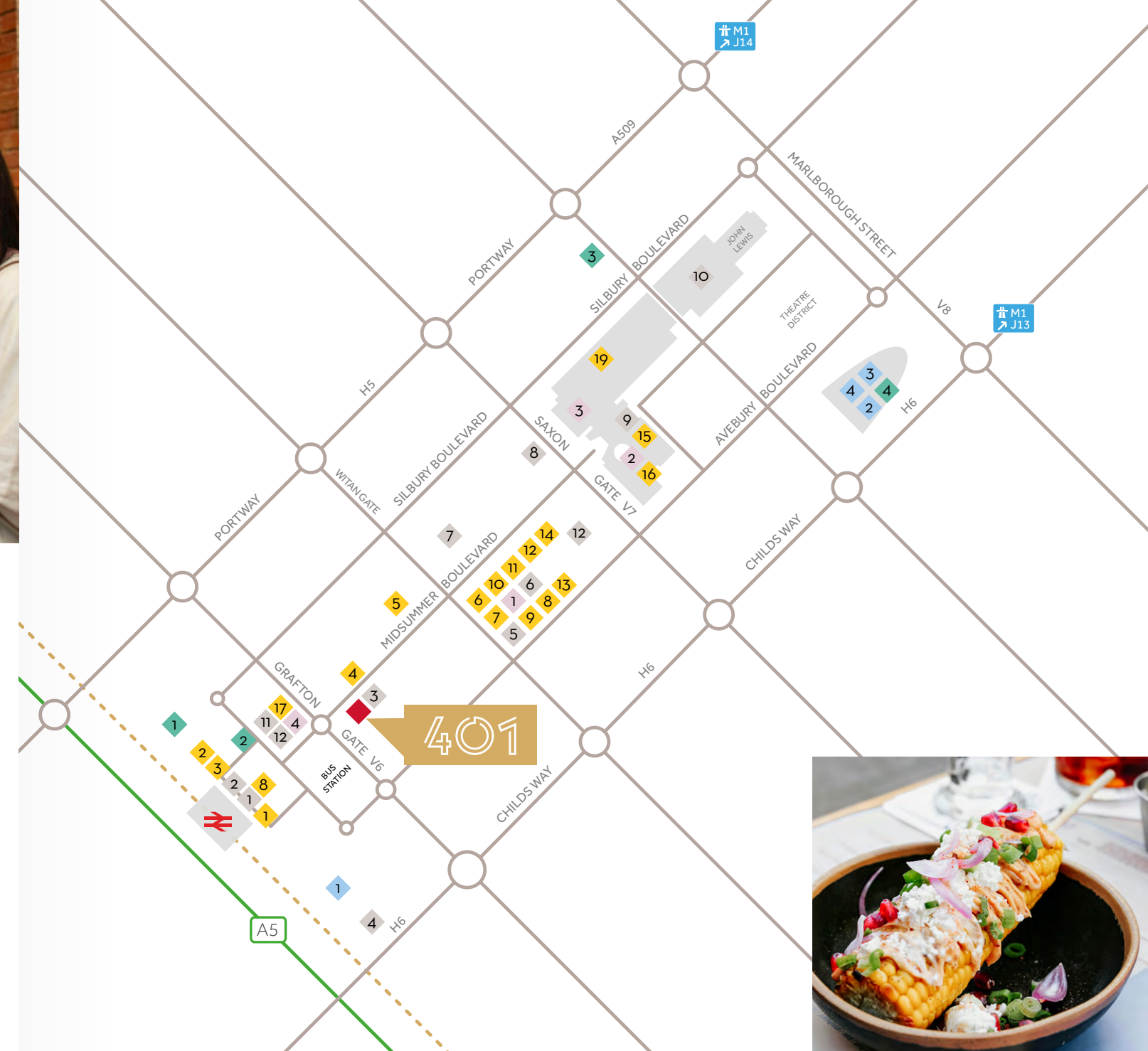
- | | |
|-------------------|--------------------|
| 1 The Hub | 3 The Centre:MK |
| 2 Midsummer Place | 4 The Corner Store |

Cafes & Bars

- | | |
|----------------------|----------------------|
| 1 Starbuck's Coffee | 7 Upper Regency Cafe |
| 2 Costa Coffee | 8 Cornerstone Cafe |
| 3 Green Cup Caffè | 9 Cafe W |
| 4 Morrisons Cafe | 10 Ori Caffè |
| 5 Bogota Coffee Co | 11 Unity Sky Lounge |
| 6 Carlo's Coffee Bar | 12 Baker's Room |

Entertainment

- | | |
|------------------|-------------|
| 1 Planet Ice | 3 Snowzone |
| 2 Hollywood Bowl | 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



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