

VERVE

201 GRAFTON GATE, MILTON KEYNES







225,000 SQ FT OF  
MULTI-FUNCTIONAL,  
COMMUNAL WORK  
& SOCIAL SPACE













VERVE consists of two elements - the original front building and the extension block.

**Block A**  
121,179 sq ft

**Block B**  
92,032 sq ft

For illustration purposes only





Unity Place



COMMUNITY AND SUSTAINABILITY  
ARE AT THE CORE OF THIS  
DEVELOPMENT AND VERVE  
BENEFITS FROM BEING ADJACENT  
TO UNITY PLACE - CREATING A  
NEW DISTRICT FOR MK.



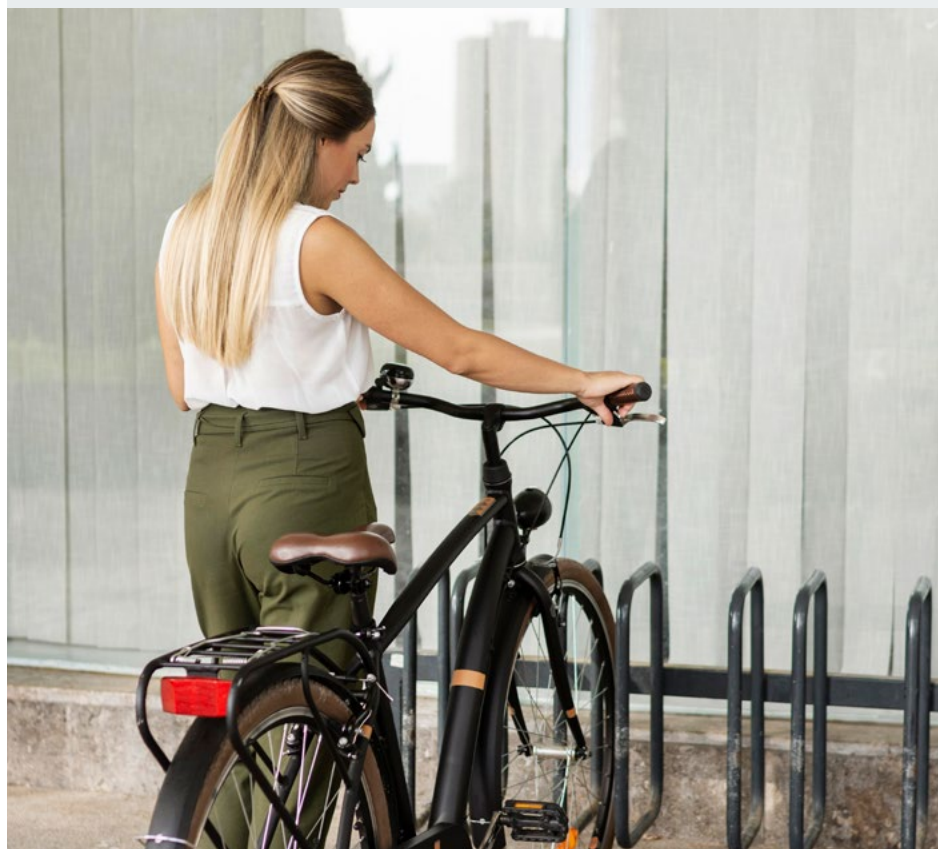
Unity Place







# OVERVIEW



A FULL REPOSITIONING OF THIS ICONIC BUILDING, PROVIDING A 'BEST-IN-CLASS', SUSTAINABLE, GRADE A WORKSPACE.

- Reconfigured main entrance
- Large, efficient floorplates benefiting from excellent natural light
- New glazing and enhanced facade treatment
- New building services to improve efficiency and minimise operational carbon
- Optimisation, reconfiguration and activation of ground and lower ground level with an 8,000 sq ft atrium
- Provision of external amenity
- New on-site car parking and end-of-journey cycle parking and changing facilities





# FEATURES



CENTRAL  
LOCATION



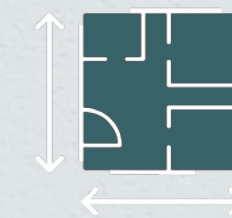
CONCIERGE  
RECEPTION



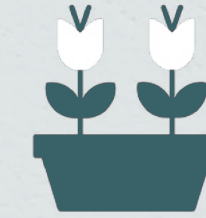
REMODELLED  
FAÇADE



GRADE A  
OFFICE SPACE



FLEXIBLE  
FLOOR PLATES



LANDSCAPED  
AREAS



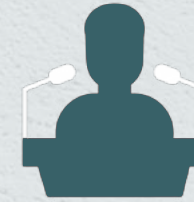
FITTED OPTIONS  
AVAILABLE



FULLY AIR  
CONDITIONED



CAFÉ AND  
BREAK SPACE



EVENT SPACE



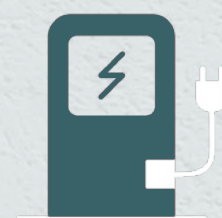
HEALTH &  
FITNESS CENTRE



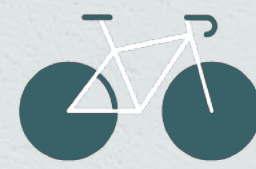
CAR PARKING  
SPACES



SHOWERS  
& LOCKERS



EV CHARGERS



BIKE RACKS



SOLAR PANELS



TARGET BREEAM  
EXCELLENT



TARGET  
EPC A









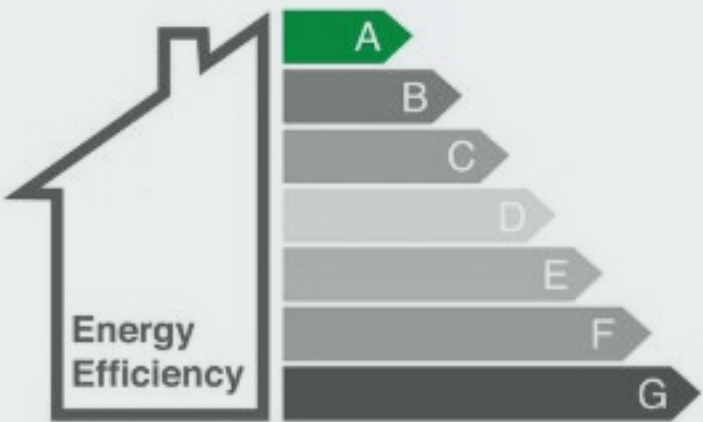






# SUSTAINABILITY

## TARGET ACCREDITATIONS



EPC RATING A

BREEAM®

EXCELLENT



LOW ENERGY AIR  
HANDLING UNITS



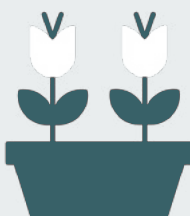
LOW ENERGY  
HVRF SYSTEM



ROOF MOUNTED  
PV PANELS



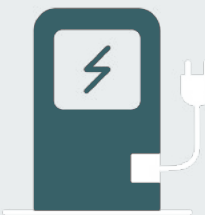
ALL ELECTRIC  
BUILDING SYSTEMS



IMPROVED  
BIODIVERSITY



EXTERNAL  
AMENITY



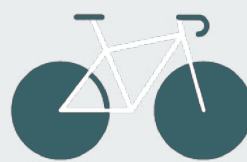
EV  
CHARGING



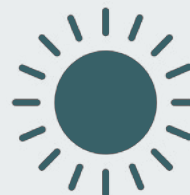
RAINWATER  
GARDENS



LOW ENERGY  
LED LIGHTING



CYCLE  
PARKING



IMPROVED NATURAL  
LIGHTING



NATURAL  
VENTILATION



# FLOOR AREAS

## OFFICE AREAS

(Net Internal Area)

	Block A sq ft	Block B sq ft
Lower Ground Floor	11,506	
Ground Floor	16,630	10,452
Reception	3,864	
Shared Atrium	8,137	
First Floor	23,928	23,056
Second Floor	25,510	23,175
Third Floor	25,392	23,110
Fourth Floor	18,213	12,239
Total*	121,179	92,032

\*Excluding Reception & Shared Atrium area

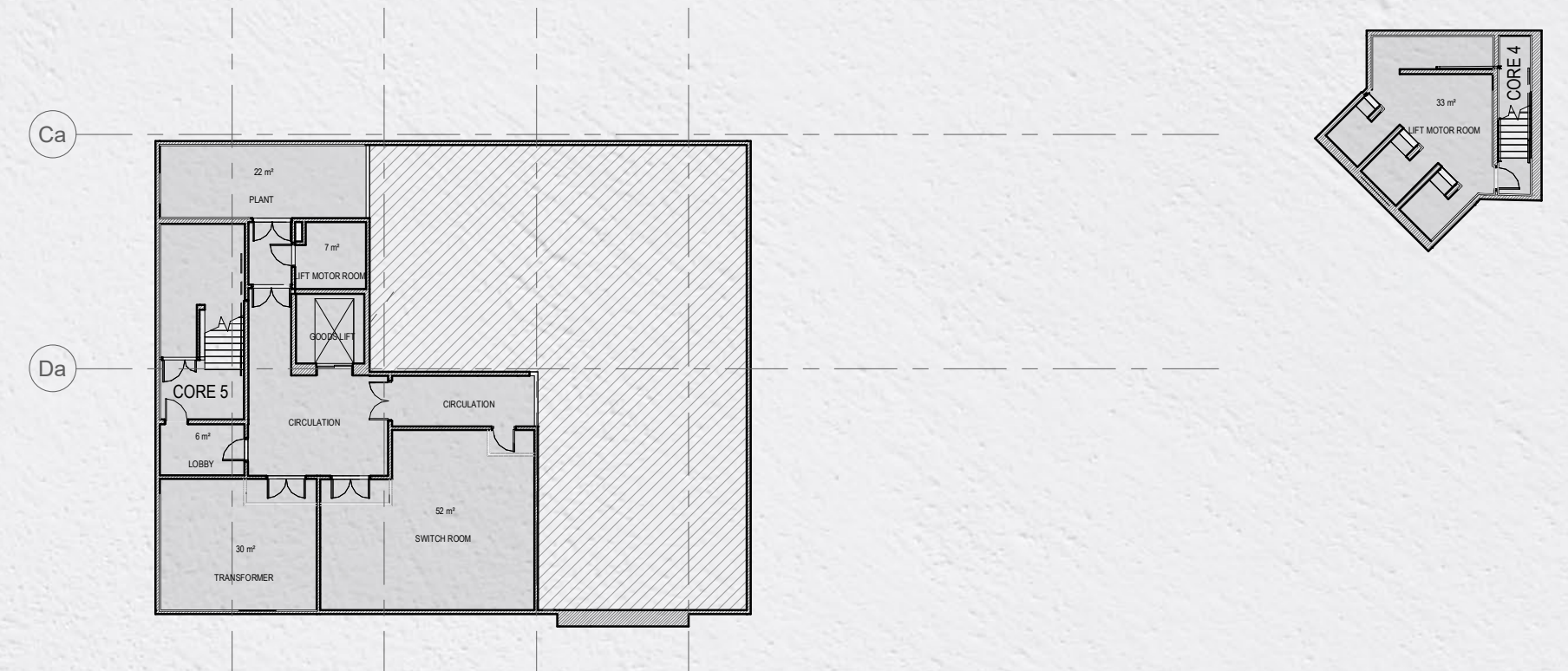
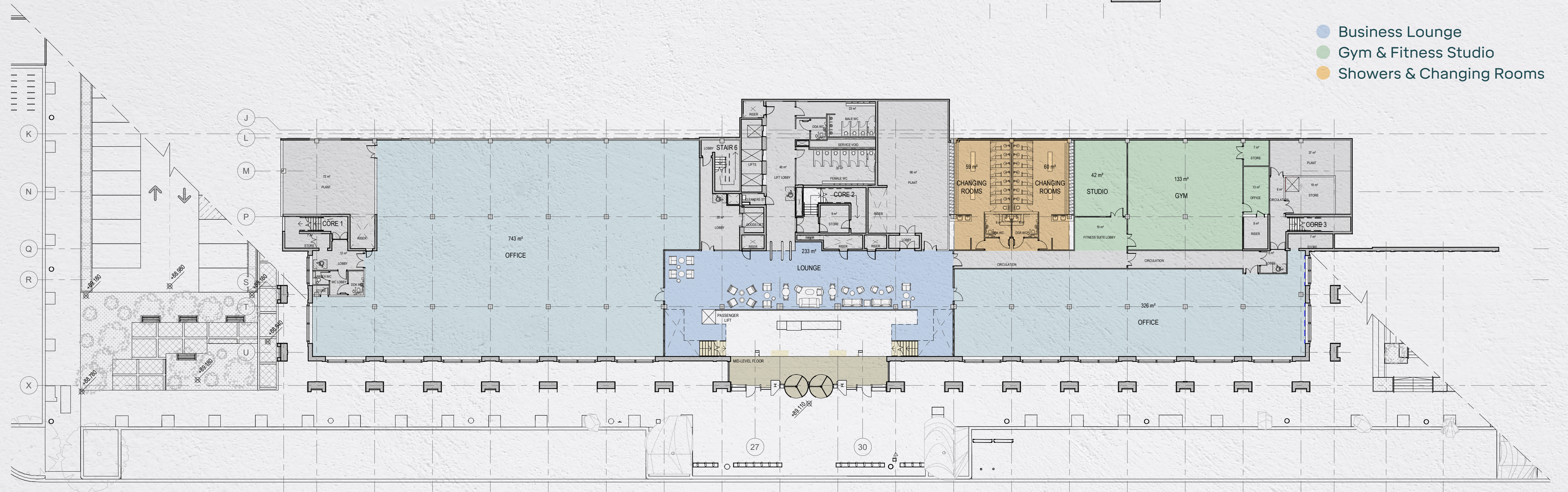
## ANCILLARY & AMENITY OFFER

Ground Floor	Sq ft
Flexible Unit (E Class)	839
Flexible Unit (E Class)	1,679
Coffee Bar	688
Midsummer Entrance / Reception	3,444
Lower ground Floor	
Business Lounge	2,508
Gym	1,431
Fitness Studio	452
Showers & Changing Rooms	1,280



# LOWER GROUND FLOOR

11,506 sq ft



- Business Lounge
- Gym & Fitness Studio
- Showers & Changing Rooms



16,630 sq ft

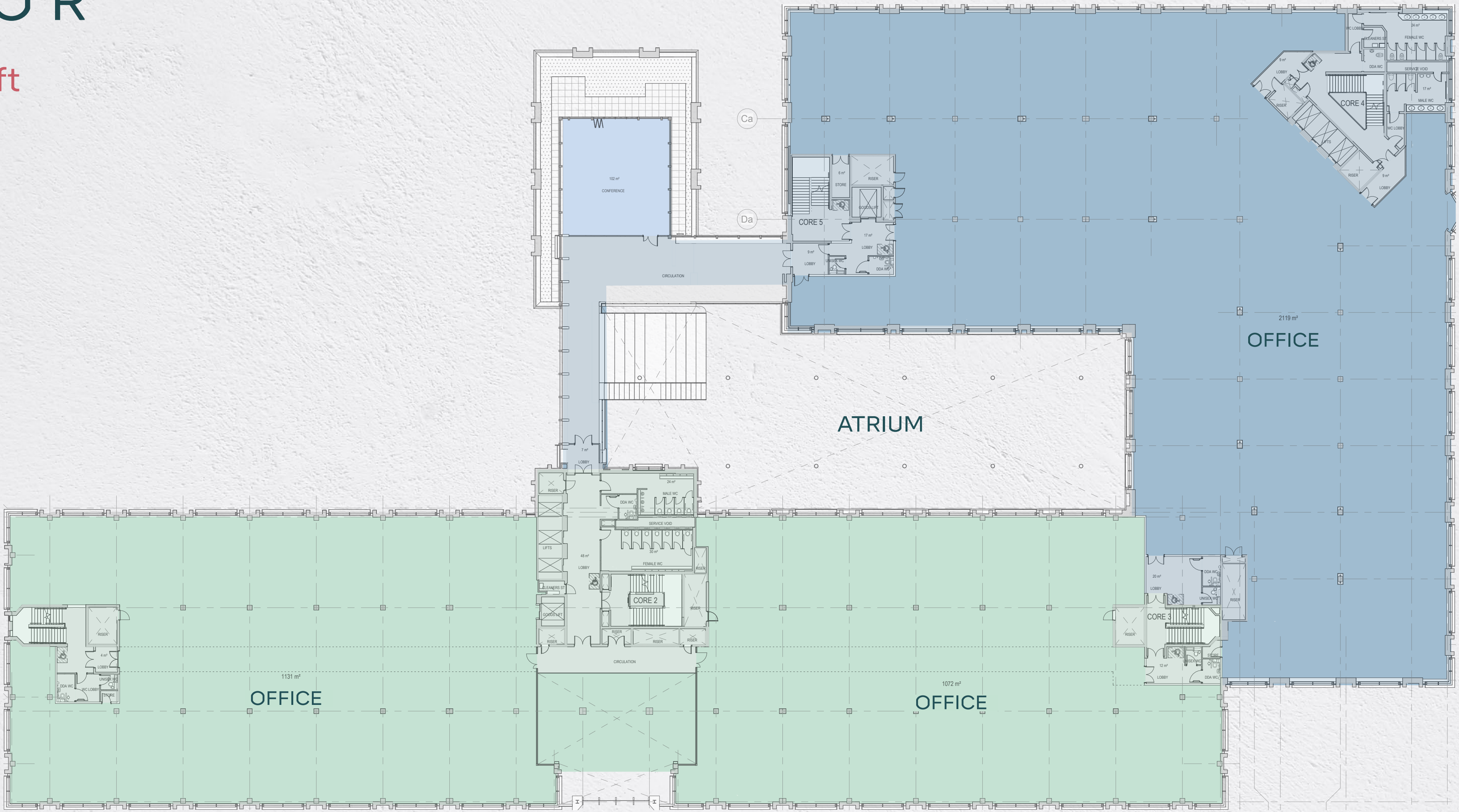
16,630 sq ft

- 
- This architectural floor plan illustrates a multi-functional building layout. The plan is oriented with a grid system (A-X horizontally, 1-30 vertically) and includes a north arrow pointing towards the top-left. Key features include:
- Parking and EV Charging:** A large parking area at the top left contains 95 car park units, including 5 passive and 10 active EV charging stations. A smaller parking area with 6 passive EV charging stations is located on the left side.
  - Entrances and Atrium:** The main entrance is located at the bottom center, leading into a large atrium (756 m²) with a central staircase. A secondary entrance is located on the right side, labeled "MIDSUMMER ENTRANCE".
  - Offices and Conference:** The plan includes several office spaces: a large office (971 m²) on the right, a medium office (763 m²) at the bottom right, and a large office (782 m²) on the left. A conference room (142 m²) is located near the main entrance.
  - Core and Staircases:** The building features five cores (CORE 1 to CORE 5) and six staircases (STAIR 1 to STAIR 6). Core 1 is located at the top center, Core 2 at the bottom center, Core 3 at the bottom right, Core 4 at the top right, and Core 5 at the top left. Staircases are distributed throughout the plan, including a central staircase (STAIR 1) and a staircase (STAIR 6) near the main entrance.
  - Other Rooms:** The plan includes a variety of other rooms such as a reception area (142 m²), a lounge (142 m²), a meeting room (142 m²), a storage room (142 m²), a kitchen (142 m²), a bathroom (142 m²), a shower (142 m²), a changing room (142 m²), a laundry room (142 m²), a plant room (142 m²), a transformer room (142 m²), a cycle store (142 m²), a delivery bay (142 m²), a loading bay (142 m²), a plaza (142 m²), and a coffee bar (64 m²).
  - Structural and Environmental Details:** The plan shows structural elements like columns and beams, as well as environmental details like windows, doors, and stairs. It also includes a scale bar (0 to 30 meters) and a north arrow.



# FIRST FLOOR

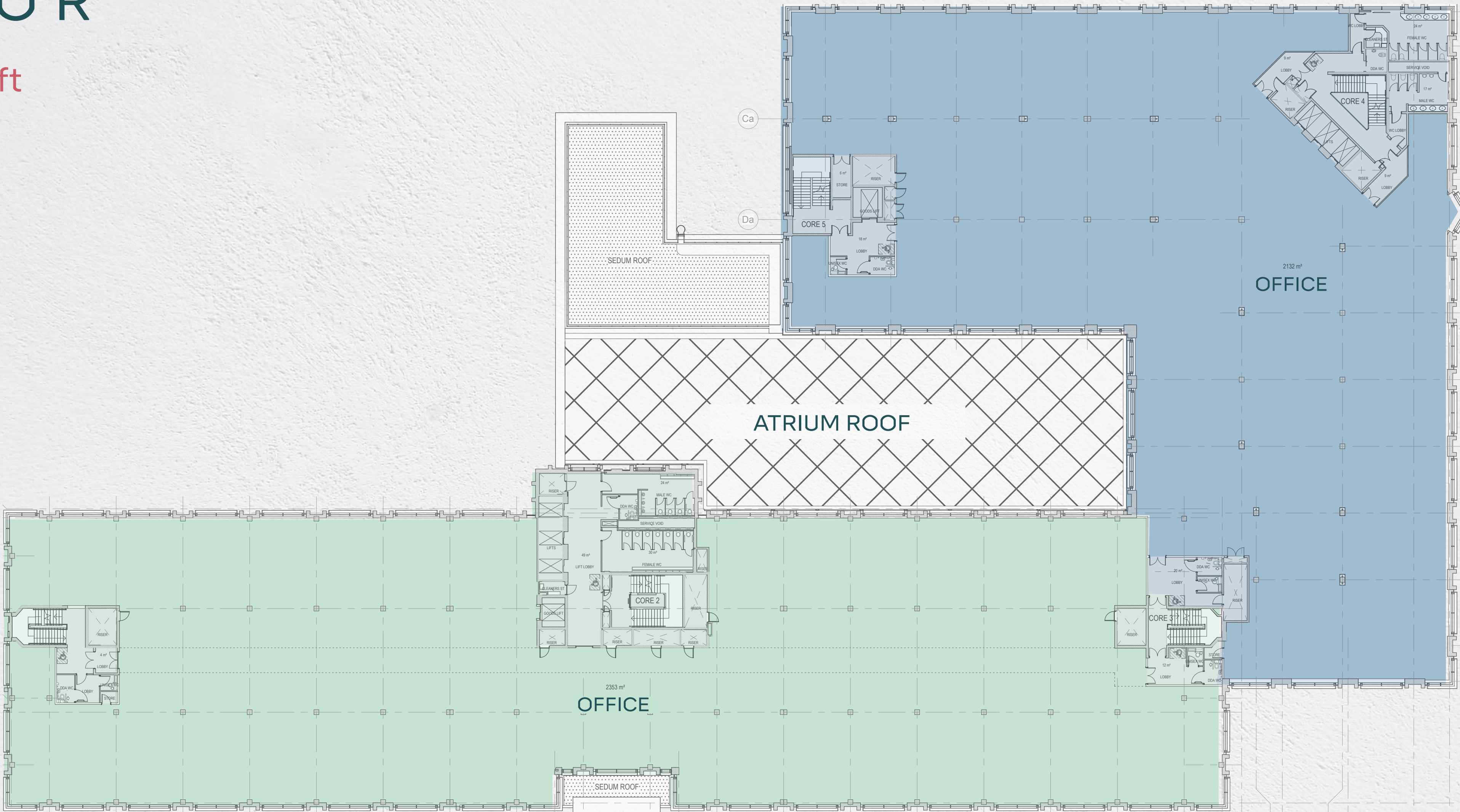
23,928 sq ft





# SECOND FLOOR

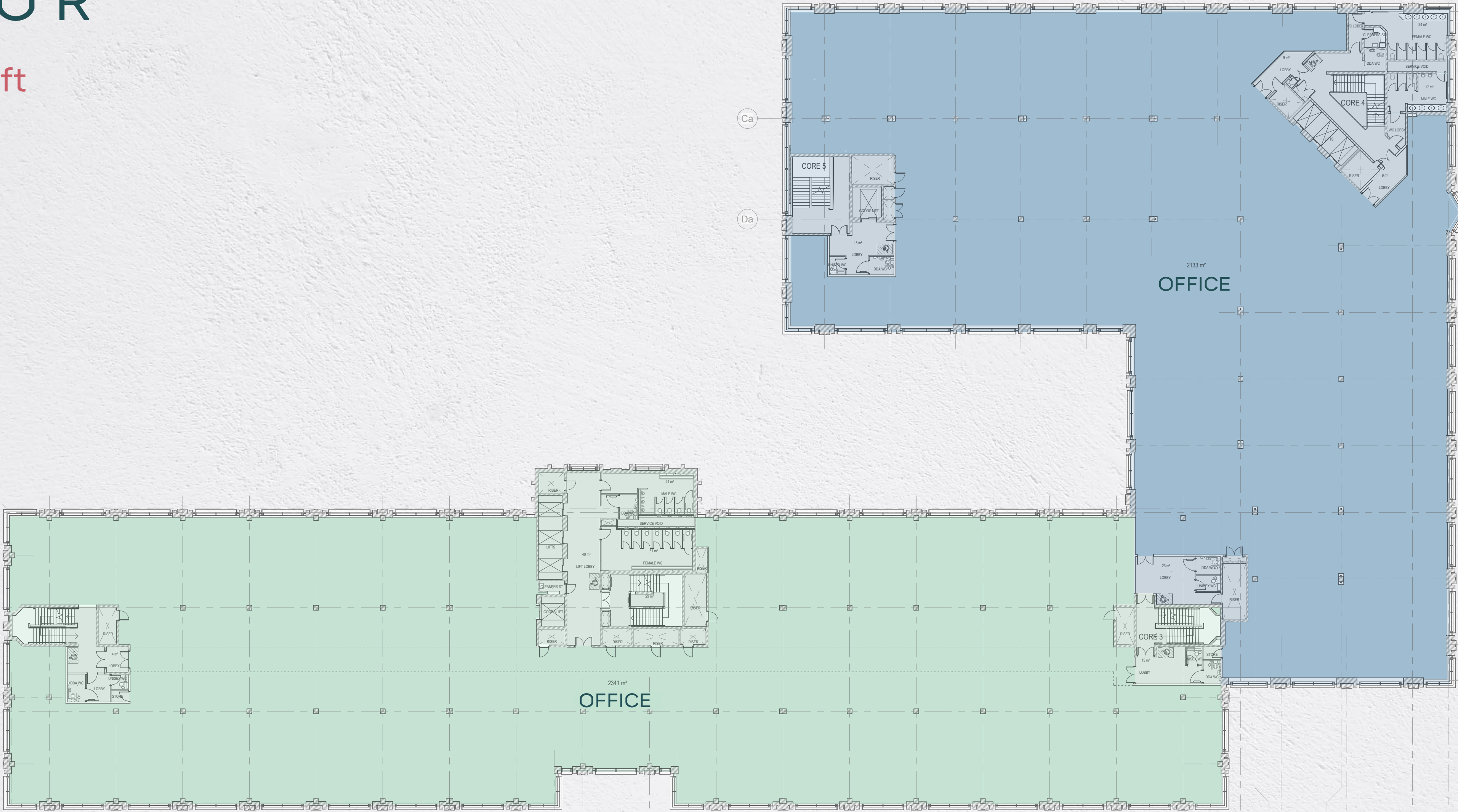
25,510 sq ft





# THIRD FLOOR

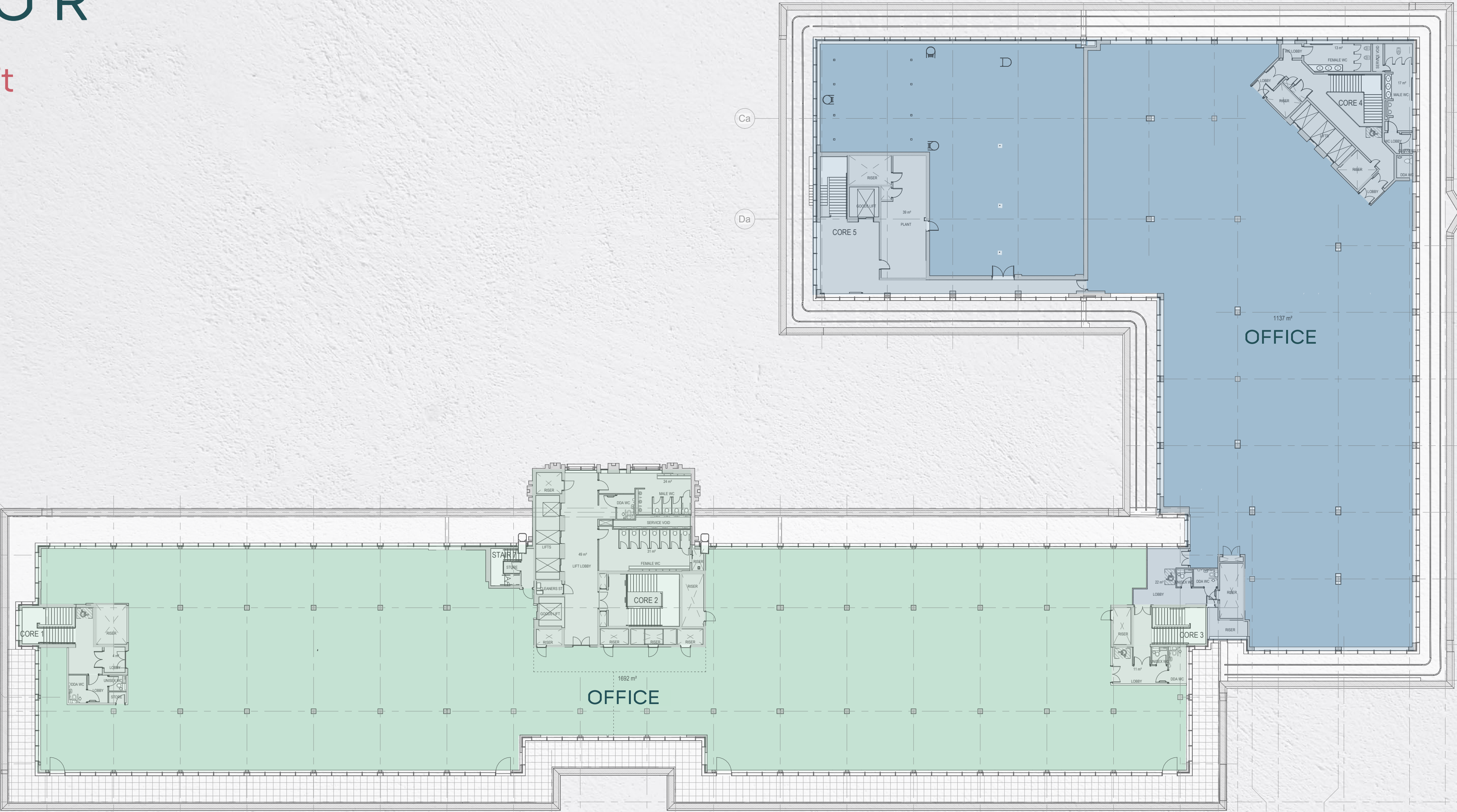
23,392 sq ft





# FOURTH FLOOR

18,213 sq ft





# PROJECT TEAM

OSBORNE  
+ CO

## Development Partner

We are a global real estate development and investment group. Globally, we have created and developed inspiring spaces across 4 continents and 25 countries. We have 15 offices globally through which our talented teams identify opportunity, co-invest capital and partners.

Our global footprint allows us to be at the cutting edge of innovation in office redevelopments and workplace design, sustainable construction and the evolution in how people want their spaces to work for them. We always begin with the occupier and their requirements in order to solve for the optimum



## Development Partner



## Architecture & Design lead

Turley

## Planning Consultants



# CASE STUDIES



## Santander UK Headquarters, Milton Keynes, U.K

**STRATEGY** Built-to-suit Development

**STRATEGY** 600,000 sq ft NIA

**STRATEGY** £205m

### OSBORNE+CO'S ROLE

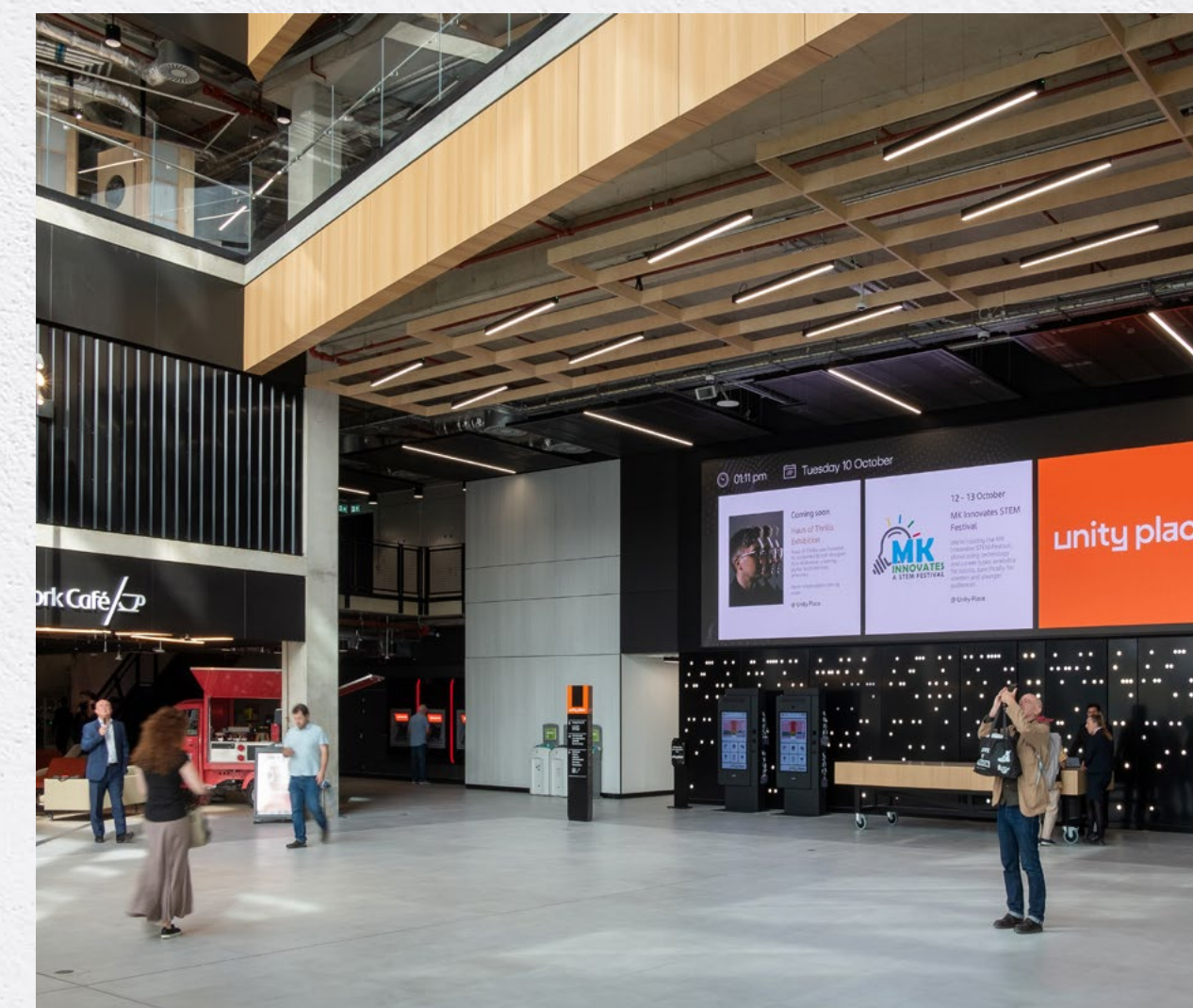
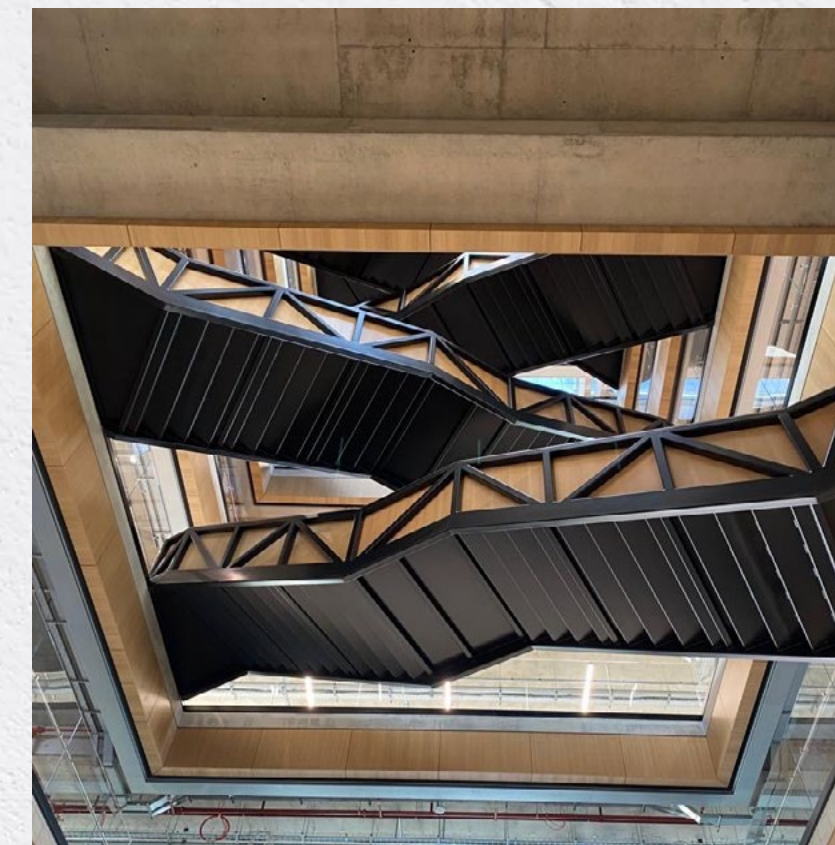
- + Equity Investor
- + Design development and management
- + Securing Planning
- + Sustainability Lead and Co-Ordinator
- + Community Liaison
- + Procurement
- + Construction Delivery incl. Office Cat B fit-out
- + Commissioning

A ground-breaking purpose-built workplace for Santander that has delivered a fit-for-purpose hub, designed specifically with Santander's specialist tech personnel in mind which will become the Bank's UK Headquarters.

Osborne+Co. were successfully appointed as the developer following a rigorous RFP process and the building was delivered in November 2023.

### THE RESULT

A fit-for-purpose space for up to 7,000 employees means Santander can truly optimise and centralise their tech operation, simultaneously increasing productivity and staff wellbeing with the best possible work environment. The building design has already become Santander's new global benchmark for excellence in its future buildings.



OSBORNE  
+ CO



# CASE STUDIES

## J.P.Morgan

J.P Morgan Chase, European Tech Hub,  
Glasgow, U.K

**STRATEGY** Built-to-suit Development

**STRATEGY** 285,000 sq ft NIA

**STRATEGY** £200m

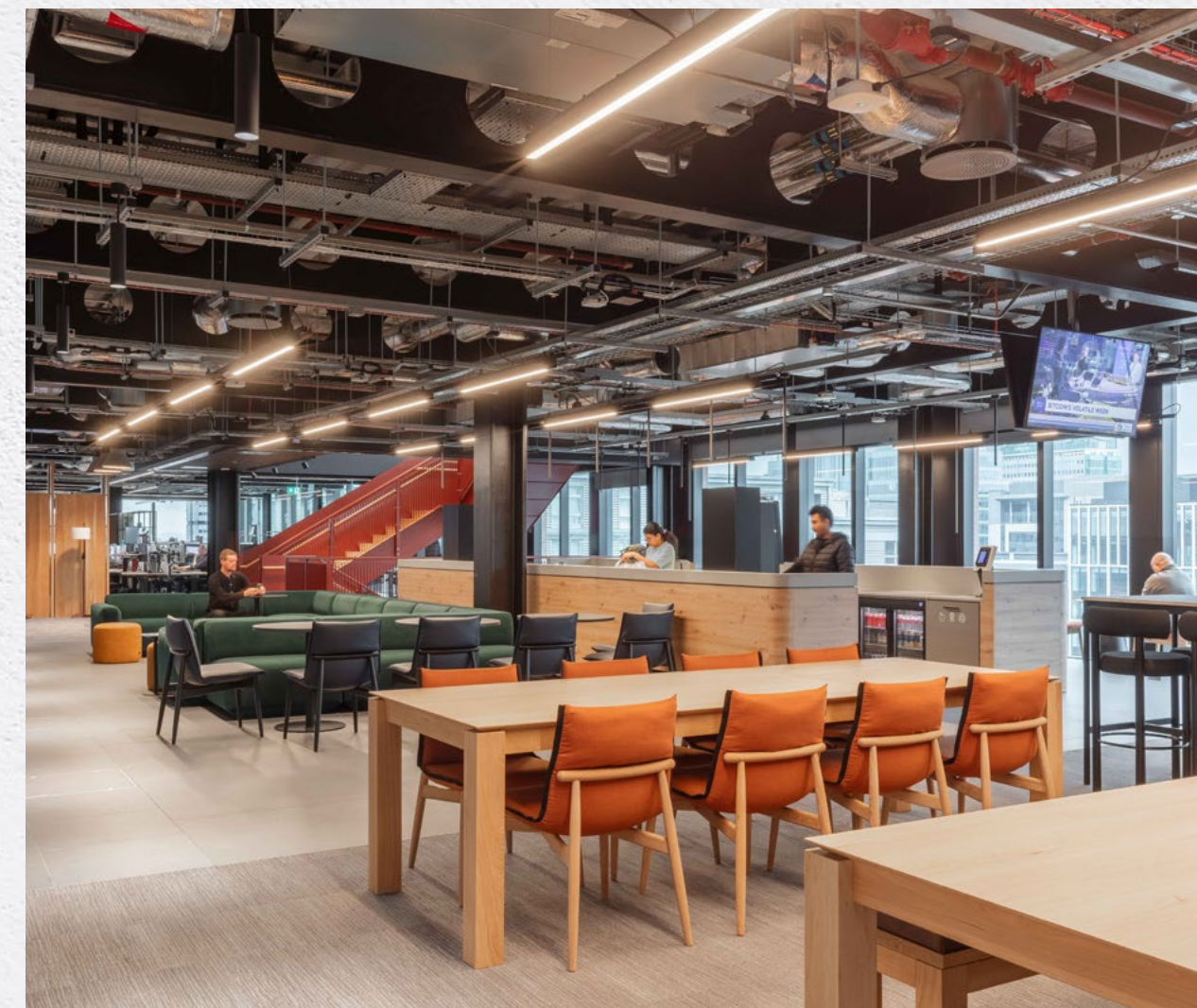
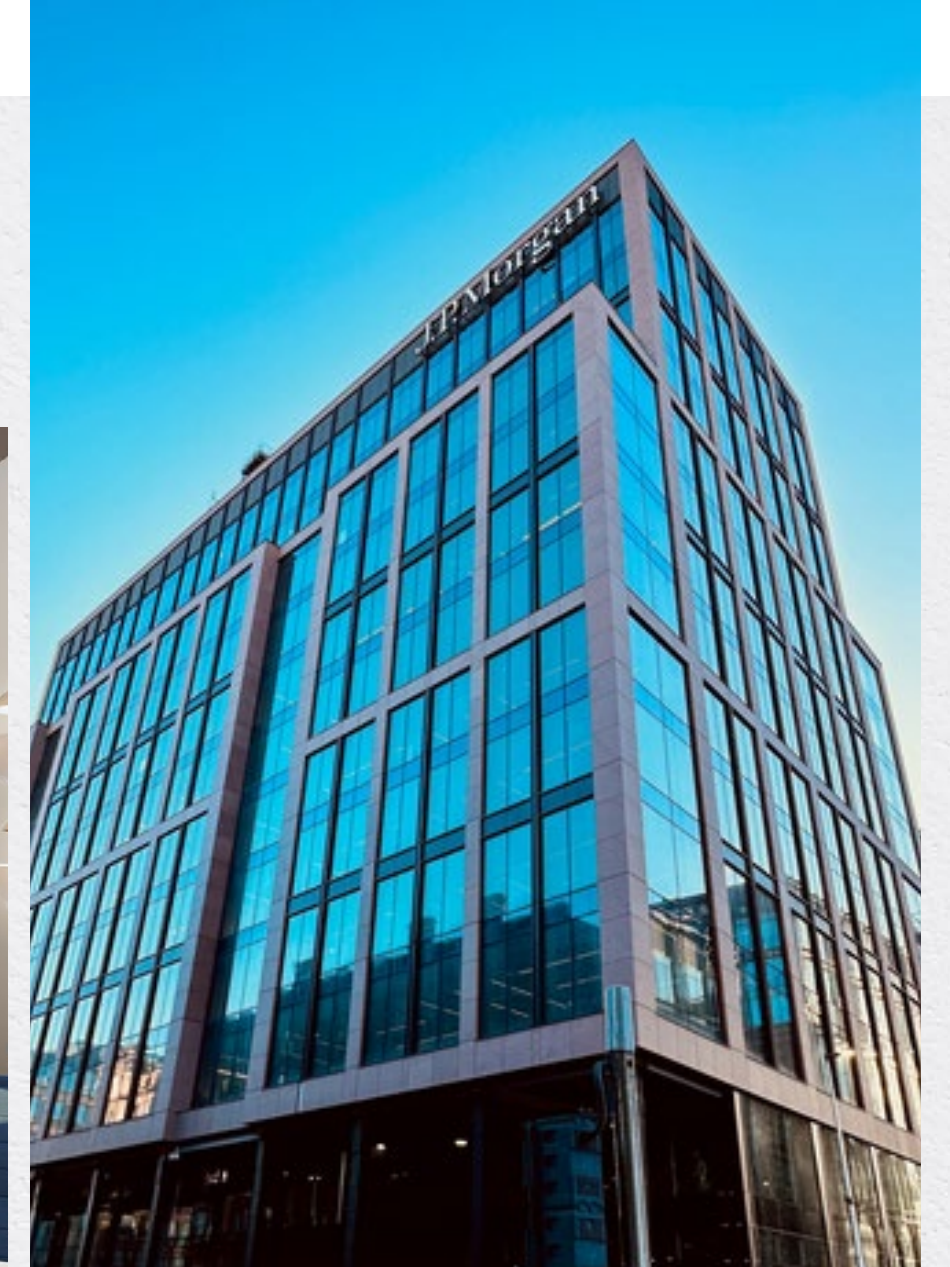
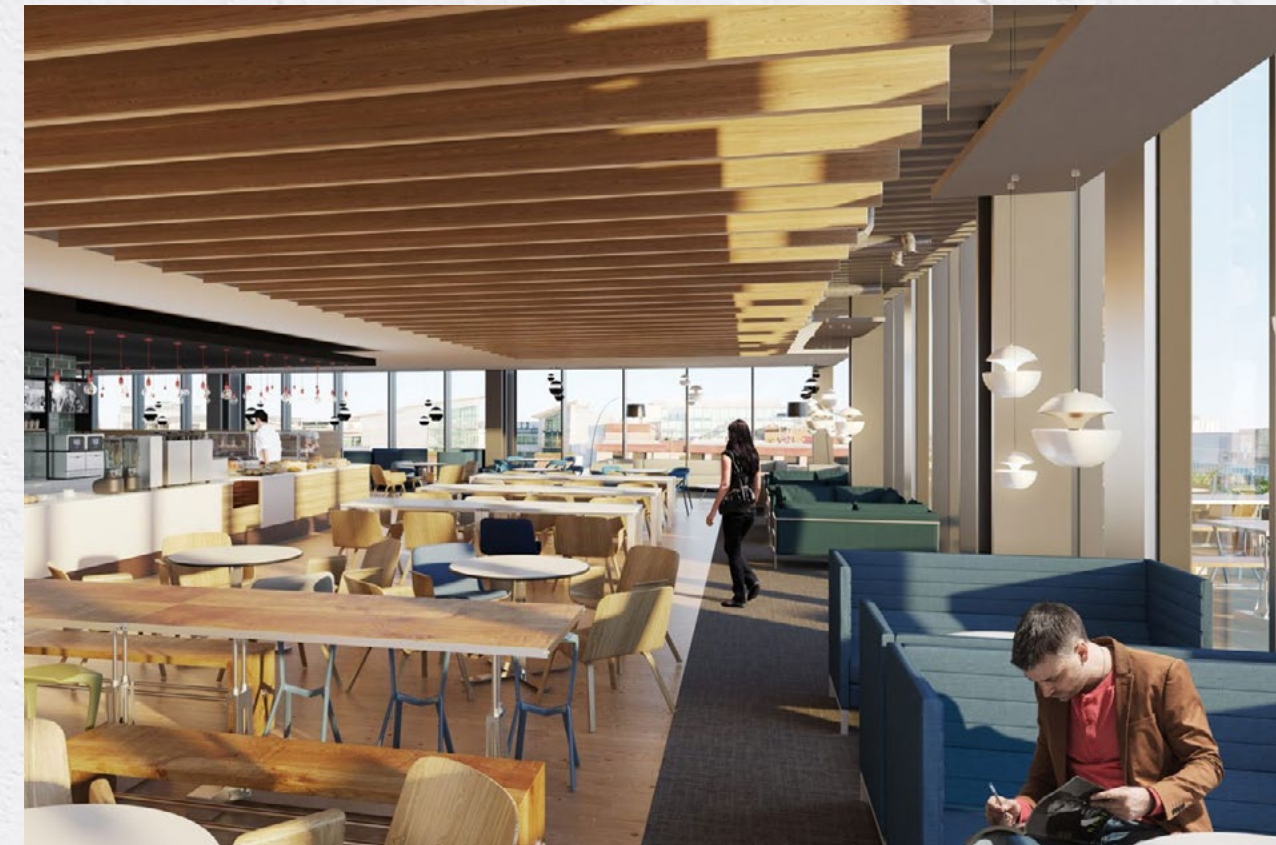
### OSBORNE+CO'S ROLE

- + Equity Investor
- + Design development and management
- + Securing Planning
- + Sustainability Lead and Co-Ordinator
- + Securing Listed Building Demolition Consent
- + Community Liaison
- + Procurement
- + Construction Delivery incl. Office Cat B fit-out
- + Commissioning

A purpose-built development, designed in complete collaboration with JPMC. The building of 270,000 sq ft NIA, when complete, will be on 5 global Tech Hubs that JPMC operates

### THE RESULT

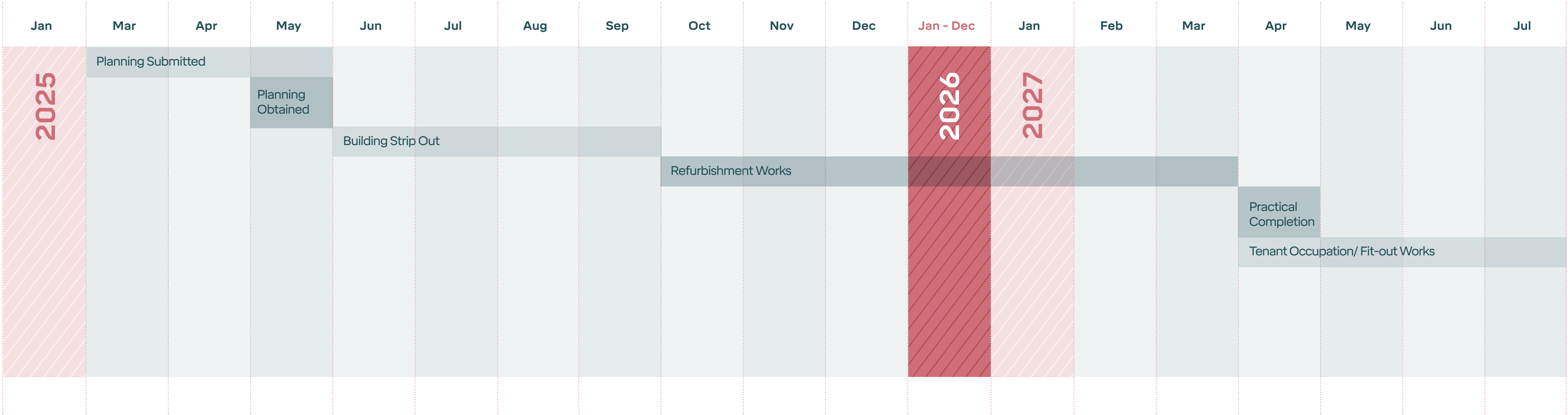
Comprising over 270,000 sq ft of state-of-the-art and flexible space, with a priority focused on wellbeing and design adaptations for Covid made during construction, the building will allow JPMC to consolidate its two locations in Glasgow into one bespoke building, designed by JPMC, for JPMC.



OSBORNE  
+ CO



# DELIVERY TIMELINE





# VERVE

201 GRAFTON GATE, MILTON KEYNES



**Andrew Willcock**  
07870 999 628  
AWillcock@savills.com

**Stuart Chambers**  
07870 999 339  
stuart.chambers@savills.com

**savills.co.uk**



**Ryan Dean**  
07970 379054  
RDean@lsh.co.uk

**Tom Harker**  
0770 2884405  
THarker@lsh.co.uk

**lsh.co.uk**



**Ian Leather**  
07860 612 242  
ianleather@brayfoxsmith.com

**Joss Burrows**  
07342 341 727  
jossburrows@brayfoxsmith.com

**brayfoxsmith.com**

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