



unity place

MILTON KEYNES MK9 1UP

WELCOME TO OUR NEW COMMUNITY

unity place

A VIBRANT AND FLEXIBLE WORKPLACE



200 GRAFTON GATE, MILTON KEYNES MK9 1UP



WELCOME
Unity place

THE PLACE TO MEET

URBAN MARKET



THE PLACE THAT HAS IT ALL



SANTANDER
WORK CAFE



MICRO-BREWERY



CHANGE PLEASE
COFFEE TUK TUK



300 PERSON
AUDITORIUM



ARTISAN
BAKERY



COMMUNITY
HALL



ROOFTOP
WELLBEING SUITE



7TH FLOOR
SKY LOUNGE



6 RETAIL
UNITS



RESTAURANT



TWO X150 PERSON
EVENT SPACES



CO-WORKING
SPACE BY **x+why**



FRICTIONLESS
CORNER SHOP



2 FLOORS OF BASEMENT PARKING
+ PUBLIC CAR PARK



500+
CYCLE SPACES



SHOWERS AND
CHANGING ROOMS



LIFT ACCESS
TO ALL FLOORS



GARDEN
BRIDGES

OUR SCHEME WILL SUPPORT
A **THRIVING COMMUNITY**
BY PROVIDING A RANGE OF
AMENITIES THAT **ENRICH**
OUR WORKING DAY AND
ENCOURAGE COLLABORATION
AND **INTERACTION**

GROUND FLOOR PUBLIC REALM

The ground and first floors are fully public spaces which include, an auditorium, events spaces, meeting rooms and an array of food and beverage providers.

The campus's ground will be open to the public, offering a range of food and beverage facilities, several retail concessions, a frictionless corner store and a full restaurant.

The first floor; which is also open to the public offers two 150-person events spaces and a double height auditorium seating 300 people.



FOOD & BEVERAGE

THE PLACE TO EAT & DRINK

The ground floor food and beverage facilities offer options for the public, and building users including; An 'Urban Food Market', an artisan bakery, a micro-brewery, and a restaurant.

The bakery is able to donate left over produce to be turned into beer in the micro-brewery.



URBAN FOOD MARKET



CHANGE PLEASE COFFEE TUK TUK



RESTAURANT AND MICRO-BREWERY



ATRIUM CAFE



A COMMUNITY OF MISSION-LED ENTREPRENEURS, MOVEMENTS AND LEADERS

X+WHY

2ND FLOOR

Workplace Innovation: how x+why are attracting people back into the office.

x+xhy is a flexible co-working provider with a difference. They are incredibly proud to be a B-Corp certified business, and will support their member's applications through their WhyB Programme, their book and their workshop series.

Their innovative and award-winning flex space attracts business leaders, and purpose-driven talent, reflecting the community-led values that Unity Place is proud to offer.

x+why has already been successful in locations such as Birmingham's 103 Colmore Row where they offer co-working space and a private members club on the eighteenth floor!



ATRIUM
CAFE

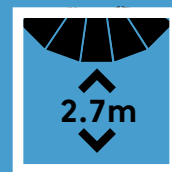




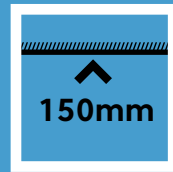
4.0m
slab to slab



Exposed
Services Ceiling



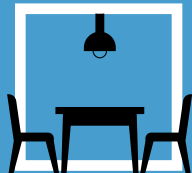
2.7m from floor to
ceiling/exposed services



150mm Raised
Access Floor



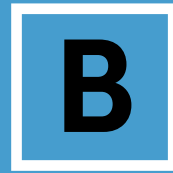
1:6 sq m
Occupation Density



Fully-fitted
areas available



4 Pipe Fan Coil Heating
and Cooling Capability



EPC
TARGET B

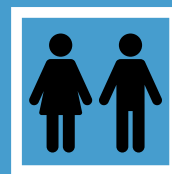
BUILDING OVERVIEW



2 x Garden bridges
on level 3 providing 645 sq ft
of external amenity each



28 Dedicated
Basement Showers
+ 8 Wellbeing Suite Showers



Male, Female, Gender Neutral
and Accessible Toilets
on all floors



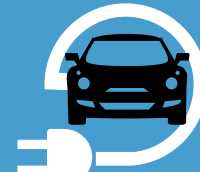
434 Lockers



Level 7
Wellbeing Suite



Secure Cycle Spaces
+ 40 Hire Bicycles



102 Electric Vehicle
Charging Points



2 storeys of
basement parking

A PLACE TO CALL YOUR OWN

Unity Place is the very best in workplace design
& construction, impressive both inside and out.



UNITY PLACE WILL PROVIDE A VIBRANT AND FLEXIBLE WORKPLACE THAT NURTURES COLLABORATION



unity place

A SPACE FOR ALL YOUR WORKPLACE NEEDS

Unity Place is proud to present a range of workplace solutions to combat the post-pandemic shift in workplace patterns.

The ground floor offers the 'Santander Work Cafe' as well as a variety of Food + Beverage providers, encouraging members of the public to hot desk, with the community at their leisure.

The second floor is home to x+why; a member's only serviced office provider. x+why offer hybrid workspace solutions to occupiers ranging from day passes, dedicated desks, all the way up to private offices.

The third floor boasts over 65,000 sq ft of shell and core vacant space that can be let either as a single floor plate or subdivided to meet an occupier's needs.



OFFICE SPACE

Vacant office space to let on the 3rd floor



CO-WORKING SPACE

x+why open plan workspace on the 2nd floor, with meeting and breakout areas to support small businesses & start-ups.

INSIDE THE INCREDIBLE SPACE

FLOOR 07

Part let to Santander UK

FLOOR 06

Let to Santander UK

FLOOR 05

Let to Santander UK

FLOOR 04

Let to Santander UK

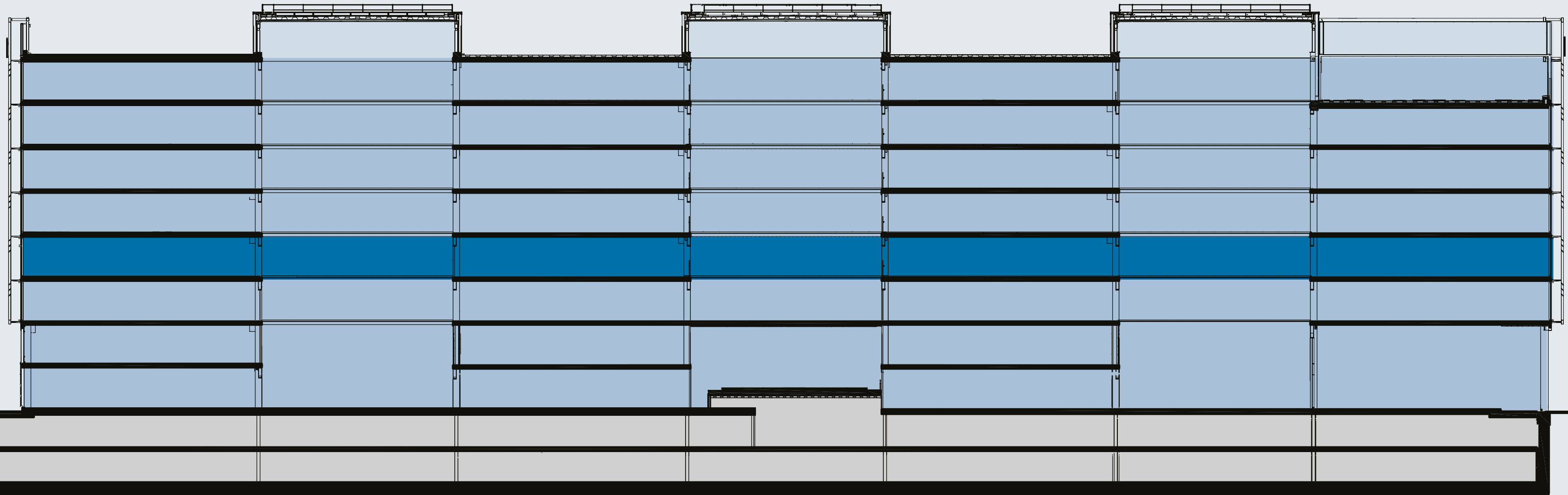
FLOOR 03 TO LET

65,812 sq ft (6,114 sq m)

90 parking spaces

FLOOR 07

- Unity Sky Lounge
- Health suite including; 3 Studios, 2 Consultation rooms, Showers and Changing Facilities
- Roof terrace



FLOOR 02

- Atrium Café
- Co-Working space occupied by x+why

FLOOR 01

- 300 person auditorium
- 2 x 150 person event spaces
- Community hall

GROUND

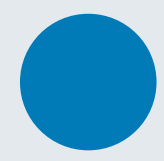
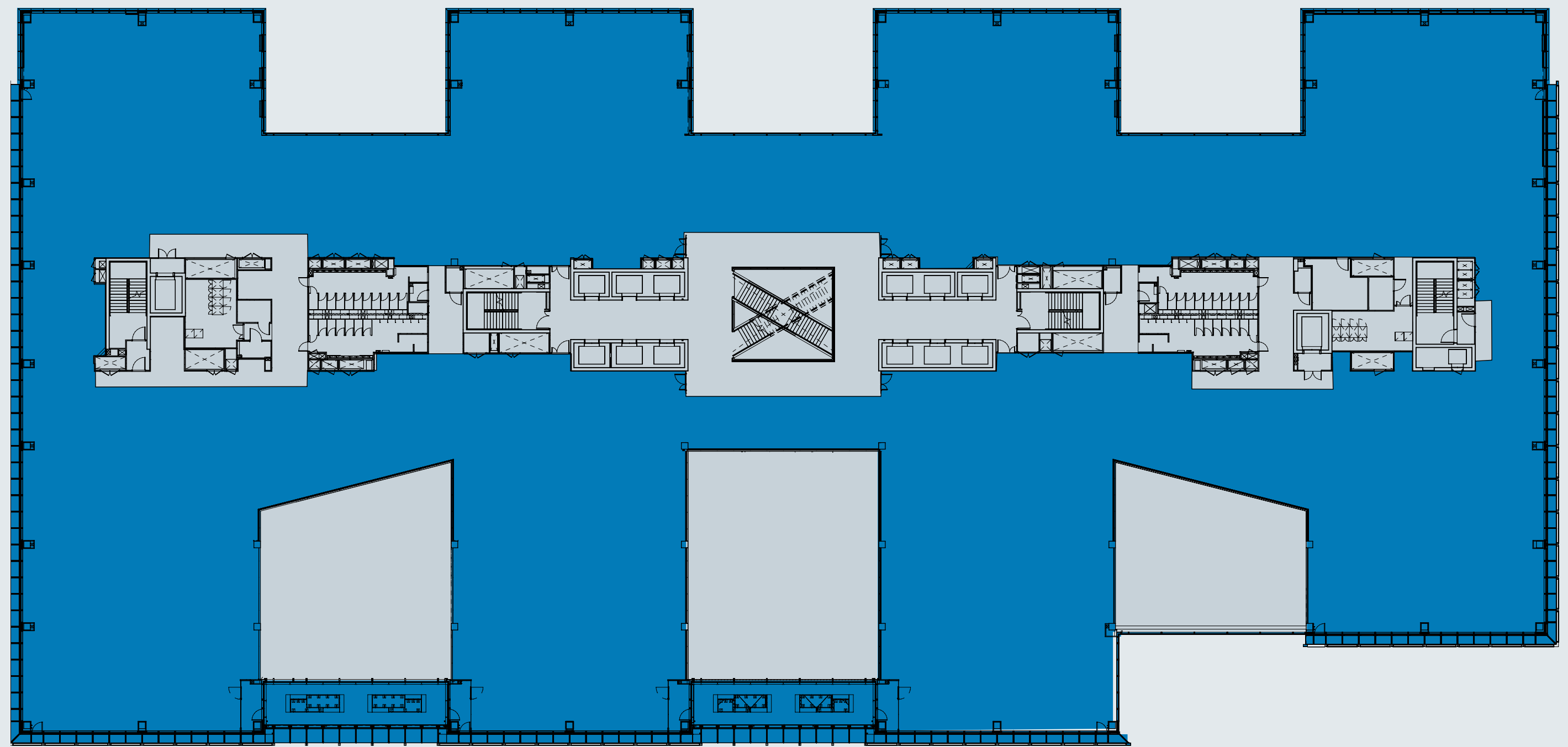
- 6 x Retail concessions
- Urban Food Market
- Restaurant
- Coffee Tuk Tuk
- Frictionless Corner Shop
- Micro-brewery
- Artisan Bakery
- Bank Branch + Work Cafe
- Public car park

BASEMENT 1+2

- Two stories of basement parking
- Secure cycle spaces
- Showers and changing facilities

EXTENSIVE FLOOR PLATE

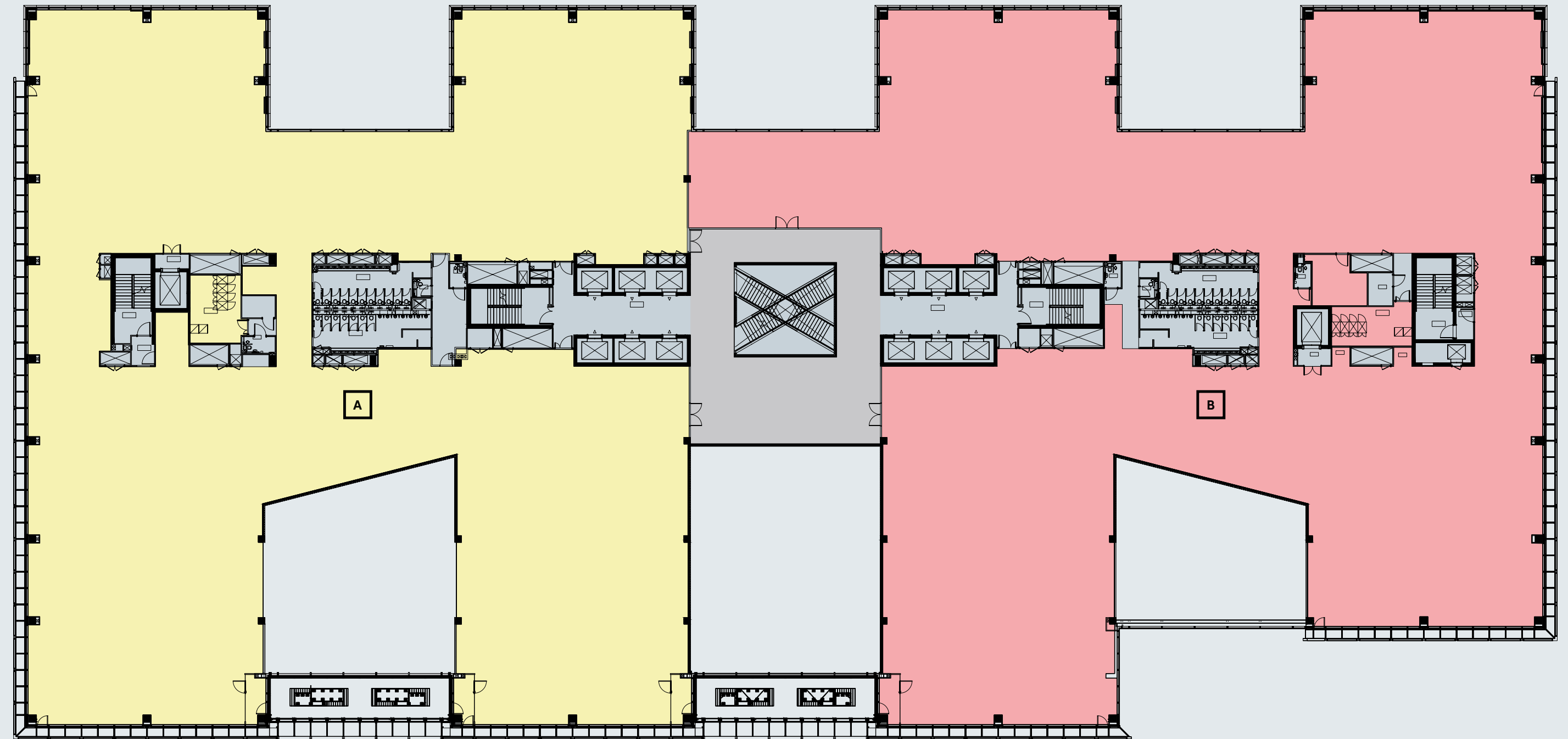
FLOOR 3
AVAILABLE AS
FULL FLOOR



FULL FLOOR
65,812 SQ FT (6,114 SQ M)

FLOOR 3 AVAILABLE AS TWIN SUITES

An example to show how the 3rd floor plate can be divided equally for 2 occupants.

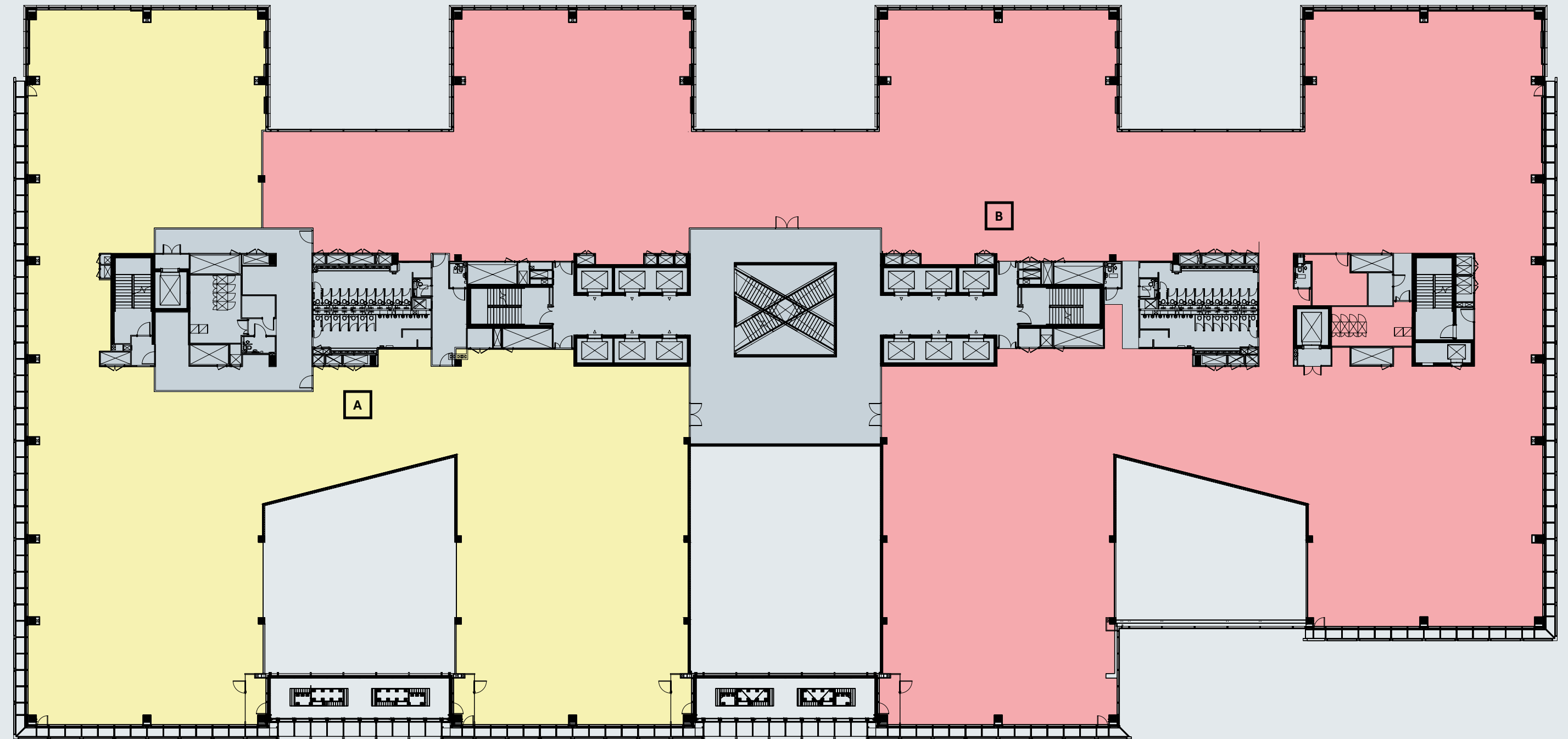


2-WAY 50/50 SUB-DIVISION

SUITE	SQ FT	SQ M
A	31,194	2,898
B	31,517	2,928

FLOOR 3 AVAILABLE AS TWO SUITES

An example to show how the 3rd floor plate can be divided into two different sized suites.

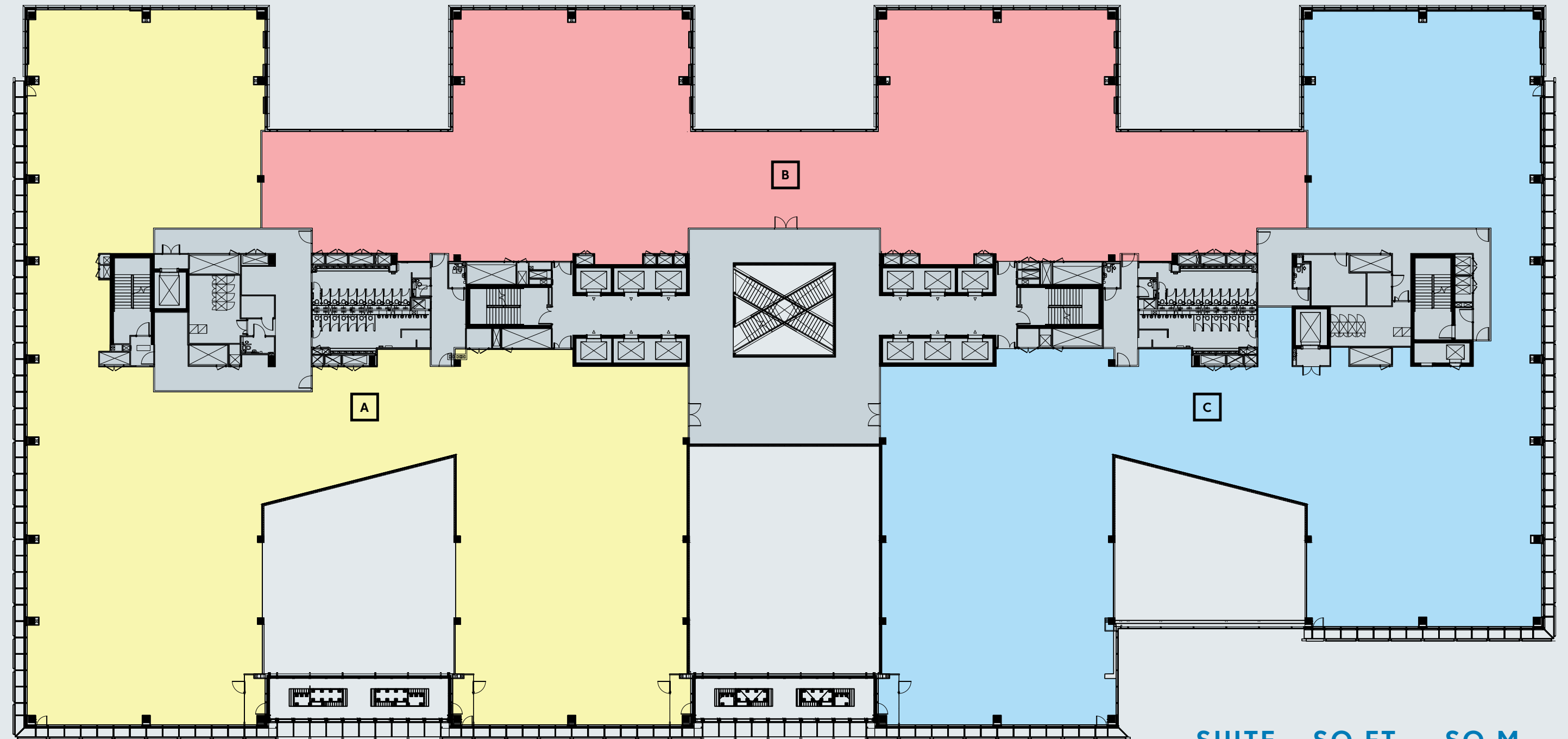


2-WAY 60/40 SUB-DIVISION

SUITE	SQ FT	SQ M
A	22,561	2,096
B	38,492	3,576

FLOOR 3 AVAILABLE AS THREE SUITES

An example to show how the 3rd floor plate can be divided for 3 occupants.



SUITE	SQ FT	SQ M
A	22,561	2,096
B	16,307	1,515
C	20,678	1,921



3-WAY SUB-DIVISION

7TH FLOOR

UP ON THE ROOF





UNITY SKY LOUNGE

UNITY SKY LOUNGE is a public venue, that can be accessed via a lift from the side of the building. The Mediterranean style tapas bar offers 7th floor panoramic views, an extensive wellbeing suite, consultation rooms, and a roof terrace.



ROOF TERRACE



WELLBEING SUITE



UNITY SKY LOUNGE



PUBLIC LIFT ACCESS

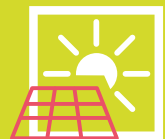


SUSTAINABILITY AND STAFF WELLBEING ARE CORE OBJECTIVES FOR THE MODERN WORKPLACE

SUSTAINABILITY



Rainwater harvesting



PV Solar panels off setting 40 tonnes of CO² per year



Home to a B-Corp certified business



EPC TARGET B



Interior planting will improve air quality



BREEAM "Excellent" rating



World Architecture Festival Awards, Nominee, 2022



Designed to WELL principles



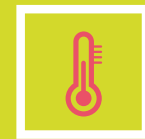
Exposed concrete structure providing thermal mass

A HEALTHY ENVIRONMENT

Unity Place is at the forefront of office design & innovation.



Peak load shedding via large scale green energy storage



Rejected heat from local plant provides a low carbon energy source to heat the building



Low energy LED lighting and motion controls



Zero carbon (with carbon offsetting payment to council)



Floor to ceiling glazing maximises natural daylight and views



Brise soleil shading helps to reduce cooling loads



Biodiversity increased with extensive planting and bird, bat and insect boxes across the terraces



Electric Vehicle Charging Points

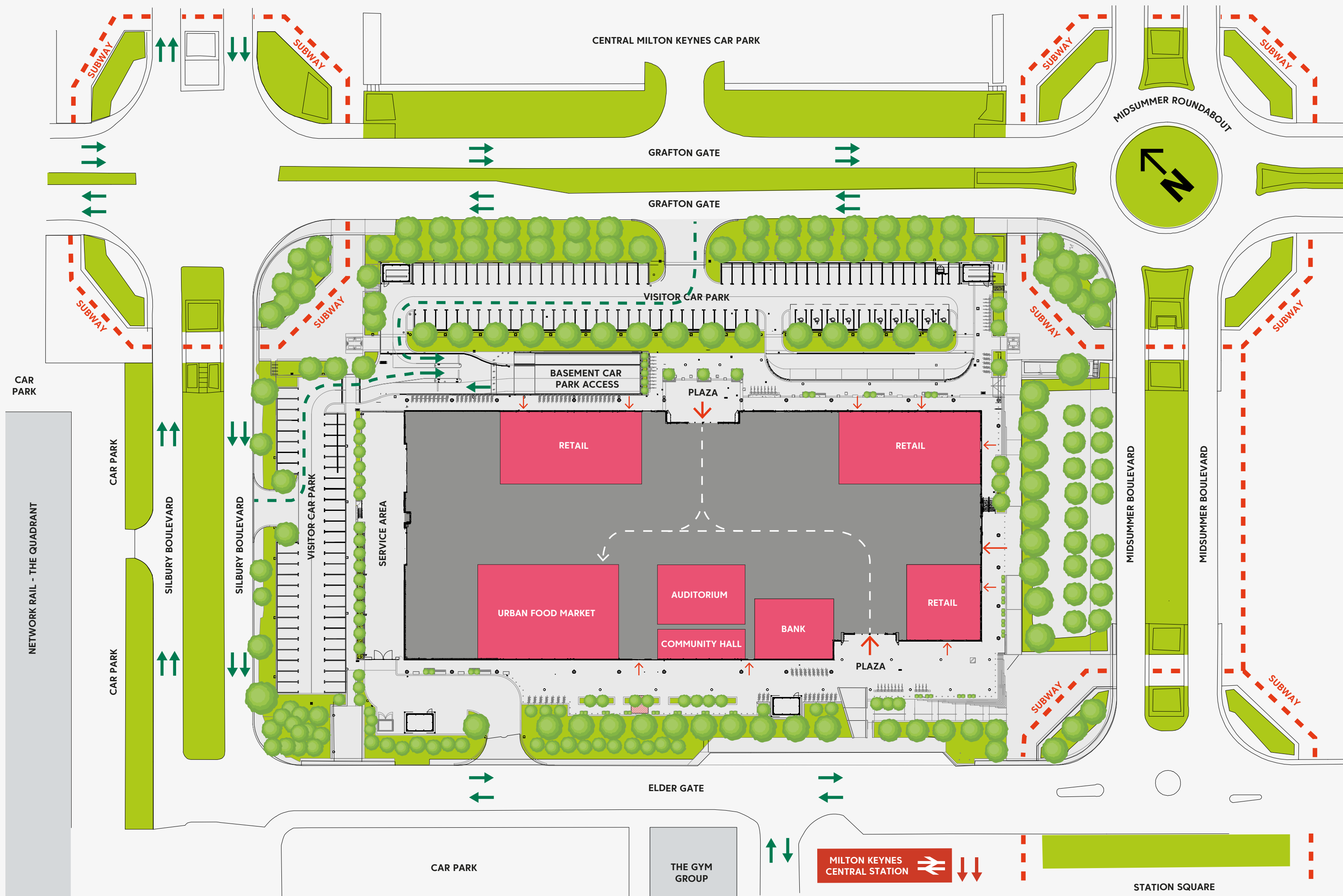


Secure basement cycle storage

THE SITE



[CLICK FOR GOOGLE MAPS](#)
MILTON KEYNES
MK9 1UP



PEDESTRIAN ACCESS

CAR ACCESS

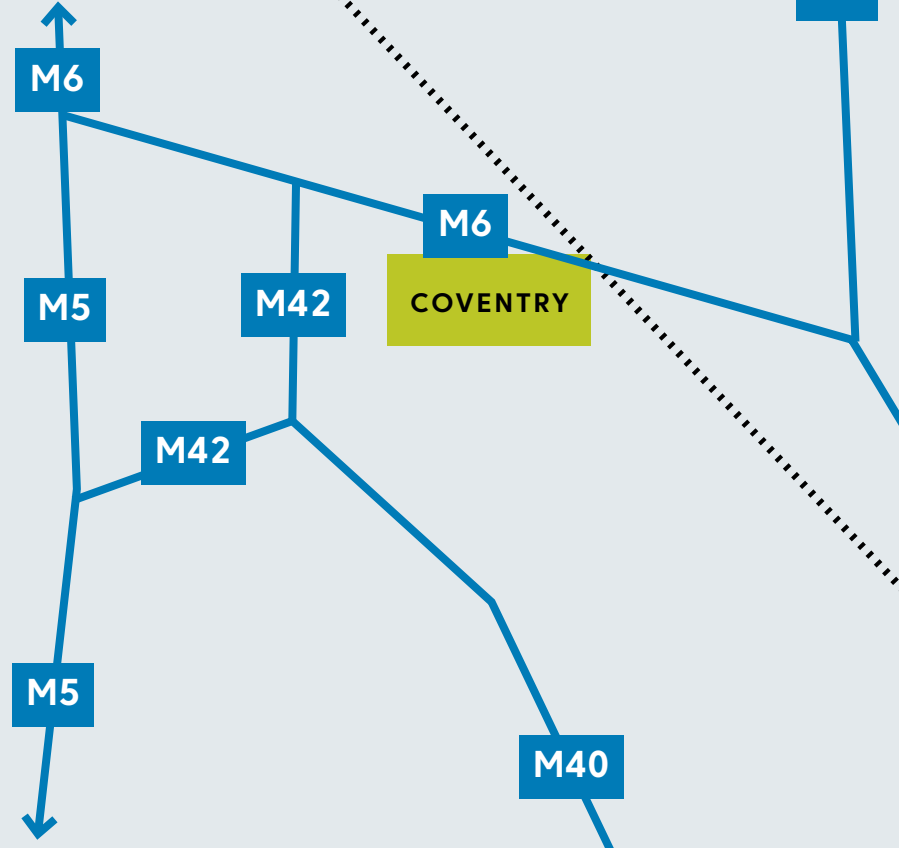
29 MINUTES FROM LONDON



unity place

BIRMINGHAM

MIDLANDS AND THE NORTH
BIRMINGHAM NEW STREET



COVENTRY

Oxford and Cambridge have the most highly qualified workforces in the UK with c.60% educated to degree level.

M1 JUNCTION 14
11 mins

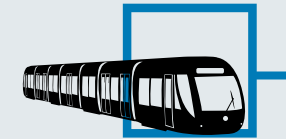
CAMBRIDGE



BY CAR

Luton Airport	33 mins	Heathrow Airport	61 mins
Oxford	57 mins	Cambridge	60 mins
London	1hr 15 mins	Birmingham	1hr 16 mins

BY TRAIN



London	29mins
Oxford	40mins*
Cambridge	40mins*
Birmingham	47mins
Manchester	1hr 31mins

* Following completion of East West Rail

The five counties around the line between Oxford, Milton Keynes and Cambridge are known as the Oxford-Cambridge Arc - home to two of the top 10 Universities in the world.

The area comprises Bedfordshire, Buckinghamshire, Cambridgeshire, Northamptonshire and Oxfordshire. The arc has one of the fastest-growing economies in England.

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OXFORD



LUTON



WATFORD



HEATHROW

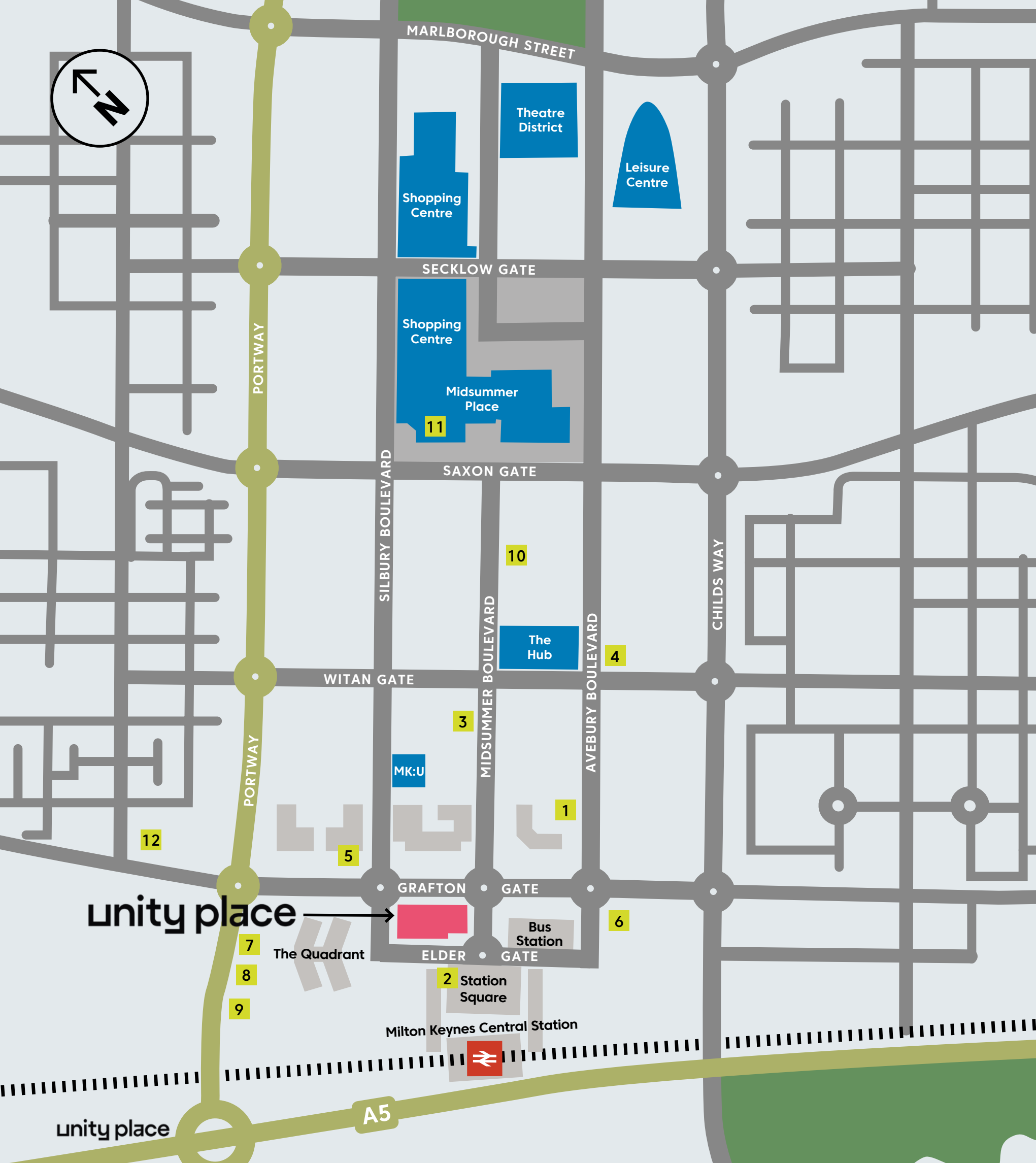
M25

EUSTON

LONDON

M25

CLICK FOR GOOGLE MAPS
MILTON KEYNES
MK9 1UP



AROUND UNITY PLACE

- | | | | |
|---------------|---------------|---------------|-------------------|
| 1 Premier Inn | 4 Sainsbury's | 7 Burger King | 10 Bannatyne Gym |
| 2 The Gym | 5 Travelodge | 8 McDonalds | 11 M&S |
| 3 Thai Modern | 6 Morrisons | 9 Aldi | 12 Boots Pharmacy |

MILTON KEYNES
CENTRAL STATION

29 MINUTES TO
LONDON EUSTON



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FURTHER INFORMATION

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