

WITAN STUDIOS

OFFICE SPACE THAT'S RIGHT FOR YOU

We're bringing a vibrant new working environment to the heart of Milton Keynes. Providing unique spaces to work, meet and eat, Witan Studios is the perfect place for creativity and energetic businesses to prosper. Be part of a dynamic community of incredible talent.



MORE THAN OFFICE SPACE



Occupation Package

- 12 month term
- 4 page short form lease
- Service Charge, Insurance & Rent incorporated into a single fixed fee
- No dilapidations
- Immediate occupation



Broadband

- 10mb inclusive
- Hard wired studios
- Site wide WiFi coverage



Finishes/Equipment in Offices

- Fully fitted tea point with fridge & dishwasher
- Comms cabinet with electrical & data trading
- LED lighting
- Designer desks & chairs
- Profile & identity



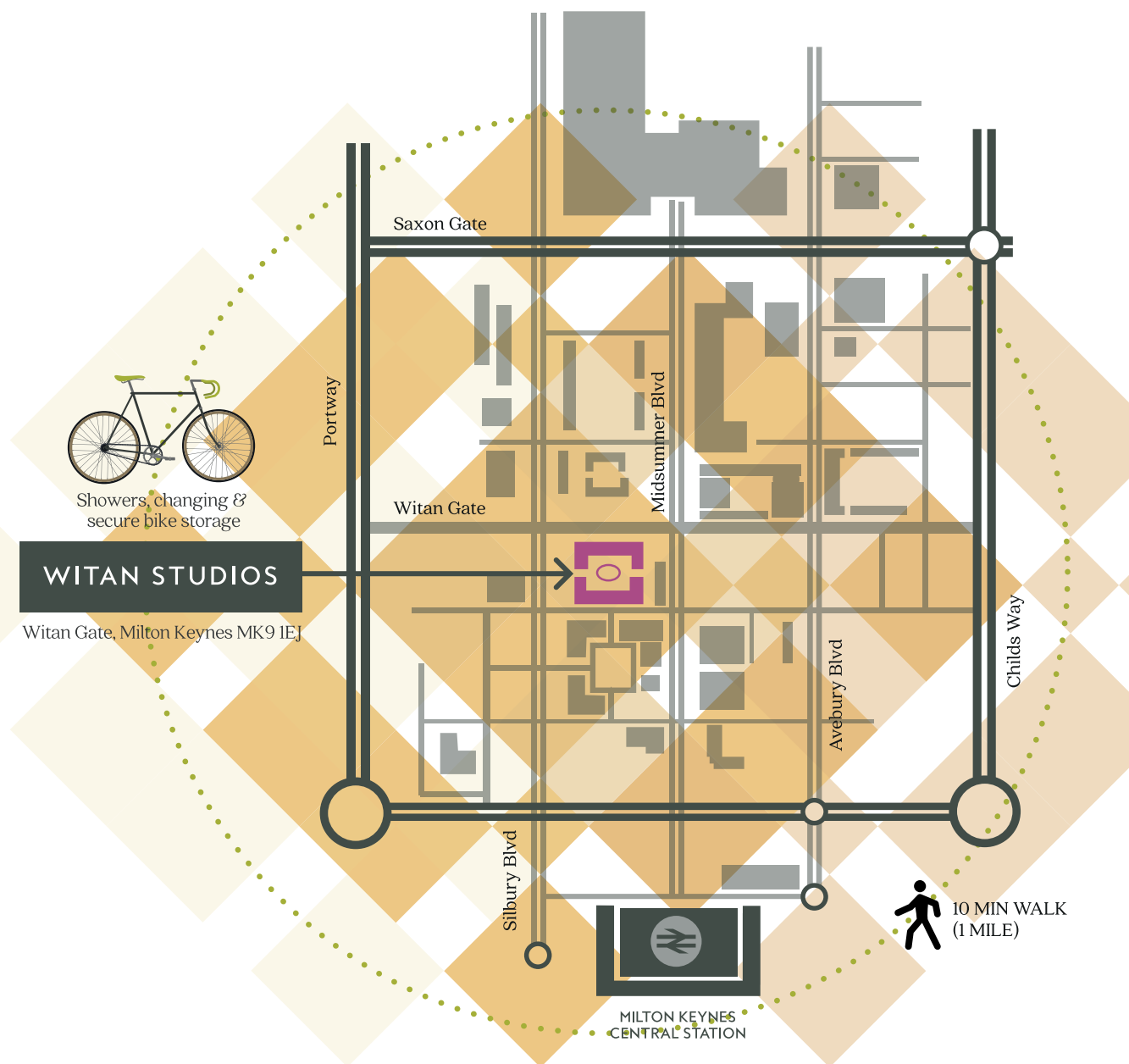
Environment/Facilities

- Management studio with community co-ordinator
- Onsite cafe & external meeting area
- Secure communal bike storage
- Showers & changing area coming in phase 2

GETTING HERE COULDN'T BE EASIER

Witan Studios is at the heart of Milton Keynes Business District and whether you live in the town or further afield there are plenty of ways to get here. We're just a 10-minute walk from Milton Keynes Central station which is served by the West Coast Main Line running from London Euston through Milton Keynes and on to Birmingham. If you're driving, the M1 is right on our doorstep and we're within an hour of Heathrow, Luton and East Midlands airports.

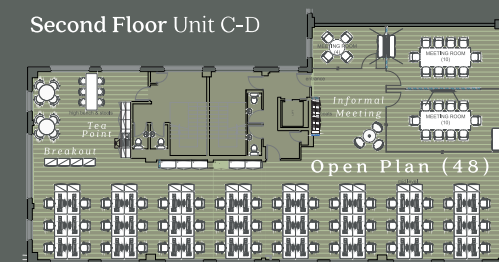
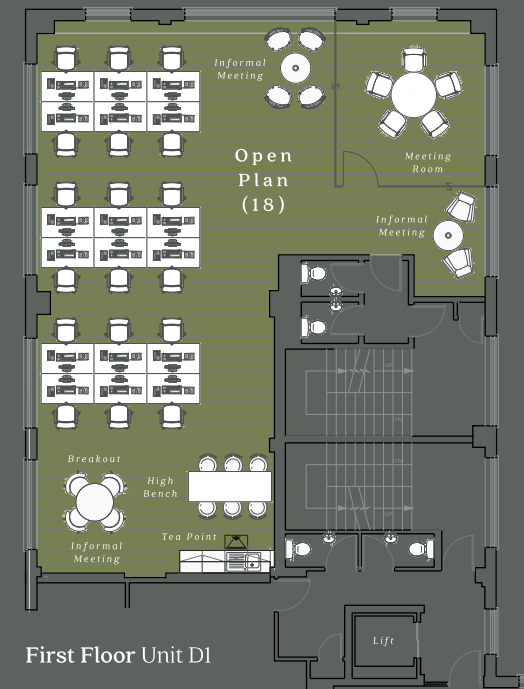
The local area has plenty for you to enjoy with great pubs and restaurants, hotels, galleries, theatres and fantastic shopping destinations, including The Centre:MK.



FLEXIBLE, CREATIVE WORKSPACE

Our minimalist, modern studios are wrapped around a central courtyard and landscaped courtyard with local, quality cafe serving up the best coffee in town.

Every detail has been carefully considered, from high-speed broadband, tea points and bike storage to a management studio with our friendly on-site team. Our smaller studios provide easily configurable plug and play computing solutions so you can get to work straight away.



DROP IN AND DISCOVER THE CAFE AND GARDEN

Our independent café is the heart and hub of the community. Serving up delicious food using fresh local ingredients, and making some of the best coffee outside of the capital, it's the perfect place to work or take a break. The café spills out onto our external terrace, a tranquil place to grab a bite, or take a meeting when you fancy a change of scene.

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We make the classics – espressos, lattes and cappuccinos – and everything else. Cortado? Long Black? We've got you covered. Plus, we've got speciality filters made to your preference.

All espresso-based drinks are made from ethically sourced single origin medium roast Colombian Arabica beans, offering a smooth sweet flavour. Our Brew Bar features a guest bean every month from an ever-changing small batch independent UK roaster.

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