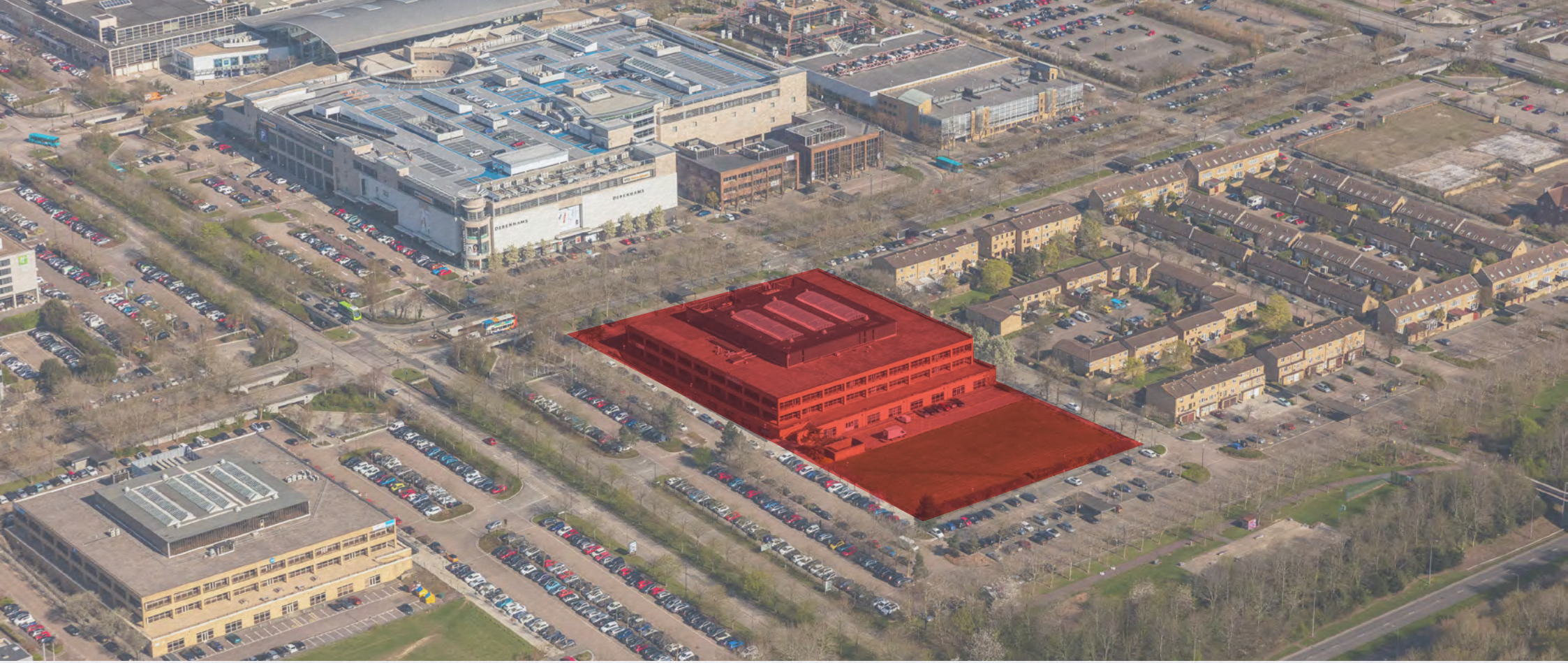


MIXED USE CITY CENTRE DEVELOPMENT
OPPORTUNITY FOR SALE

MK GATEWAY

MILTON KEYNES

Saxon Court, 502 Avebury Boulevard, Milton Keynes MK9 3HS

OPPORTUNITY SUMMARY

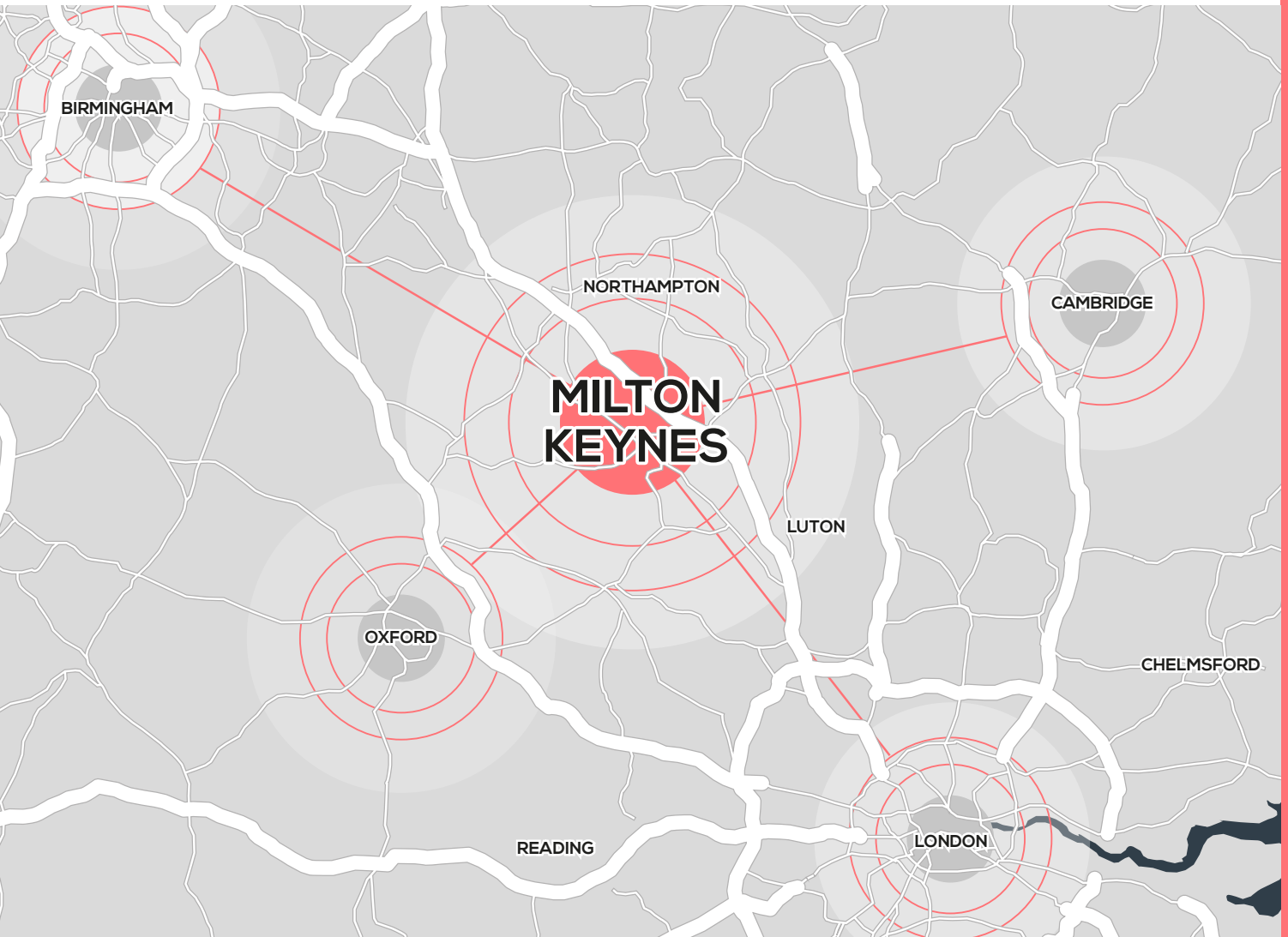
- Development opportunity at the heart of the Growth Corridor
- Significant anticipated transport infrastructure improvements to create an expressway across the Oxford Cambridge Arc
- Strategic city centre location within one of the fastest growing cities in the UK
- A substantial regeneration opportunity in Central Milton Keynes
- Prominent gateway position
- Approximately 15 minutes' walk to Milton Keynes Central Station
- Immediate proximity to a host of leisure and retail amenities
- Site area 2.35 acres (0.95 ha)
- Short term income on part
- Proposals sought for an aspirational placemaking scheme

DEVELOPMENTS
- PROPOSED & UNDER CONSTRUCTION

1	SANTANDER CAMPUS
2	NEW CITY PLACE (OFFICES, RESIDENTIAL & RETAIL)
3	PREMIER INN
4	100 AVEBURY BOULEVARD (OFFICES)
5	MK:U (PROPOSED UNIVERSITY SITE)
6	AUBREY PLACE (HOTEL, RESIDENTIAL & RETAIL)
7	ABBEYGATE DEVELOPMENTS (RESIDENTIAL)
8	EASYHOTEL (HOTEL)
9	YMCA (RESIDENTIAL)

MK GATEWAY
MILTON KEYNES

HEART OF THE GROWTH CORRIDOR



Strategically positioned at the heart of the growth corridor

Population is projected to exceed 300,000 by 2027.

One of the fastest growing cities in the UK, with a population increase of 79% since 2002 at 4.6% per annum.

Over £1billion of private investment committed in the last decade,

Consistently ranked as one of the top UK cities for both existing and forecast growth in employment and Gross Value Added (GVA)

New road and rail routes are proposed to create an expressway across the Cambridge - Milton Keynes - Oxford Arc.

Network Rail

Red Bull racing

VOLKSWAGEN FINANCIAL SERVICES

Santander

MK GATEWAY
MILTON KEYNES

LOCATION

Milton Keynes is firmly established as an important regional centre, consistently achieving Top-10 City status. Strategically located between London and Birmingham, it is easily accessible by road and rail networks. It has attracted a wide range of national and international office occupiers including Santander, Home Retail Group, Transport Systems Catapult, VW, Mercedes, Deloittes, Network Rail and Argos.

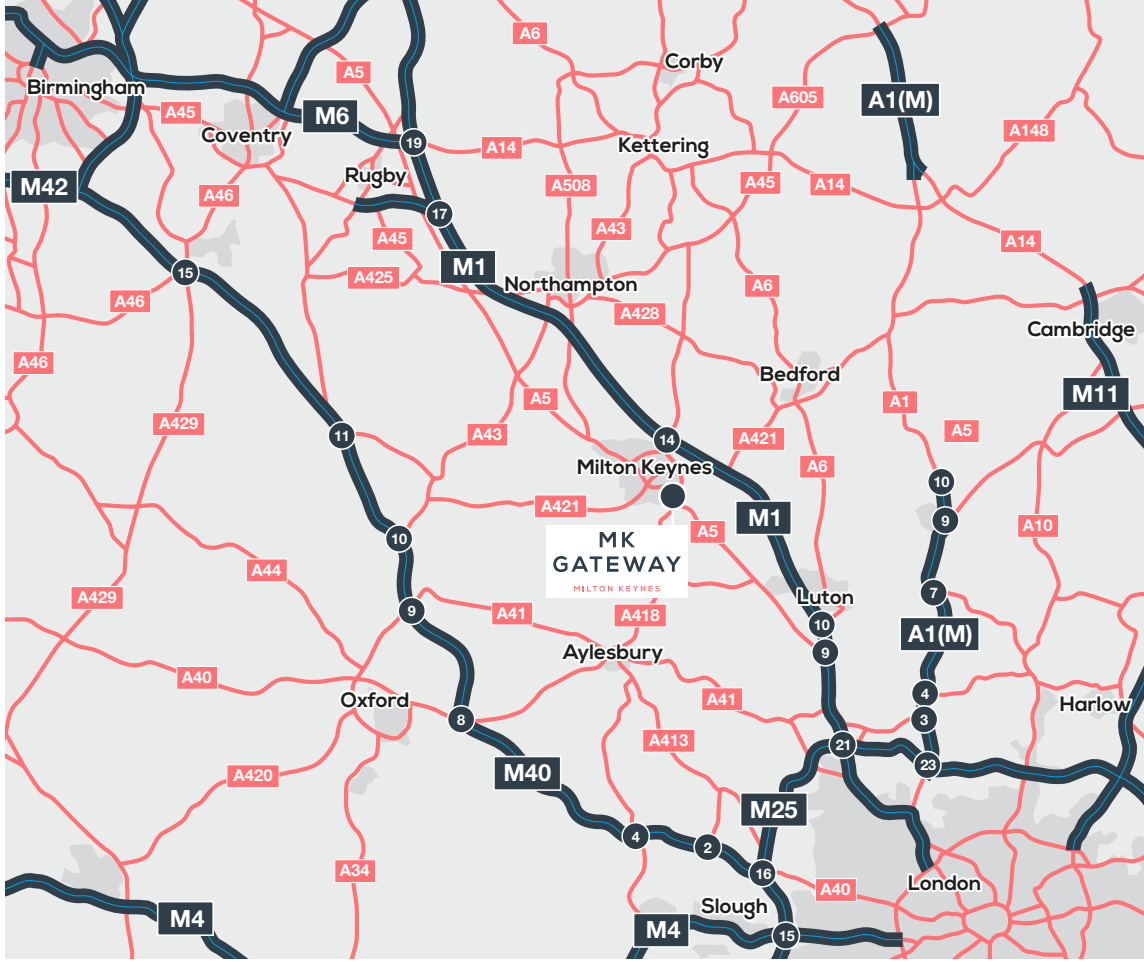
MK Gateway is prominently situated on the corner of Avebury Boulevard and Saxon Gate, just off Childs Way (H6). The building is within a 2 minute walk of Centre:MK, with its abundant range of national retail and food outlets and Milton Keynes railway station is under 20 minutes' walk

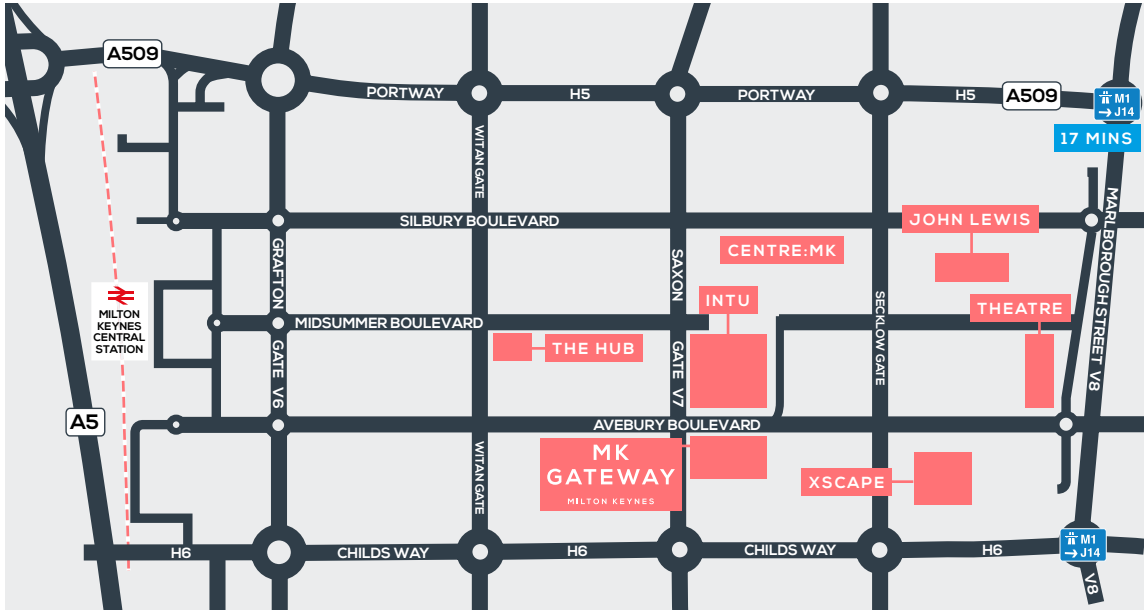
COMMUNICATIONS

M1 Junction 14	8 min
Northampton	34 min
Coventry	58 min
Birmingham	1 hr 20 min
London	1 hr 20 min

Luton Airport	35 min
London Heathrow	1 hr 5 min
Birmingham Int.	1 hr 10 min
Stanstead	1 hr 15 min
Gatwick Airport	1 hr 40 min

Euston	34 min
Birmingham New Street	45 min





MK GATEWAY
MILTON KEYNES

DESCRIPTION

MK Gateway is located in a key strategic location within Central Milton Keynes on the corner of Avebury Boulevard and Saxon Gate adjacent to the Centre:MK and Intu Milton Keynes.

The site comprises two parcels of land totaling 2.35 acres (0.95 ha). The site of Saxon Court is approximately 1.61 acres (0.65 ha) and the development land to the rear is 0.74 acres (0.30 ha).

Saxon Court is a first generation town centre office building constructed in the late 1970s, providing 3 floors of office accommodation arranged around a large covered atrium.

Following the purchase of the building by Milton Keynes Council and their subsequent relocation, the site has been highlighted as a major city centre regeneration opportunity.

OPPORTUNITY

This Milton Keynes Gateway site provides an opportunity to embrace the core pillars of great placemaking. The best development schemes stimulate activity supporting a diverse mix of uses, cultural and business opportunities all within an integrated, attractive setting that improves the quality of the built environment..

The Development Brief sets out the vision for this strategically important site together with key design and development principles that we would expect interested parties to include within their proposals. The expectations of the key stakeholders is that the development proposals will create a mixed use scheme of exceptional quality that will deliver the following placemaking attributes:-

Creates active frontages which further animate the immediate area and public realm

Deliver a mix of uses which results in 24/7 activity development.

Establish a density of residential units which maximises the vibrancy of the scheme.

Create a landmark development

Accommodate any parking requirements through an integrated solution.

Increased building height and mass

MK GATEWAY
MILTON KEYNES

SITE AREAS

The site areas comprise the following:

Saxon Court	1.61 acres (0.65ha)
Adjoining Site	0.74 acres (0.30ha)
Total Site Area	**2.35 acres (0.95ha)**

EXISTING ACCOMMODATION

The existing Saxon Court building comprises the following net internal floor areas:

Floor Area	Sq Ft	Sq m
First Floor	25,695	2,387.6
Ground	23,996	2,229.3
Lower Ground	31,359	2,913.4
Total	**81,050**	**7,530.3**

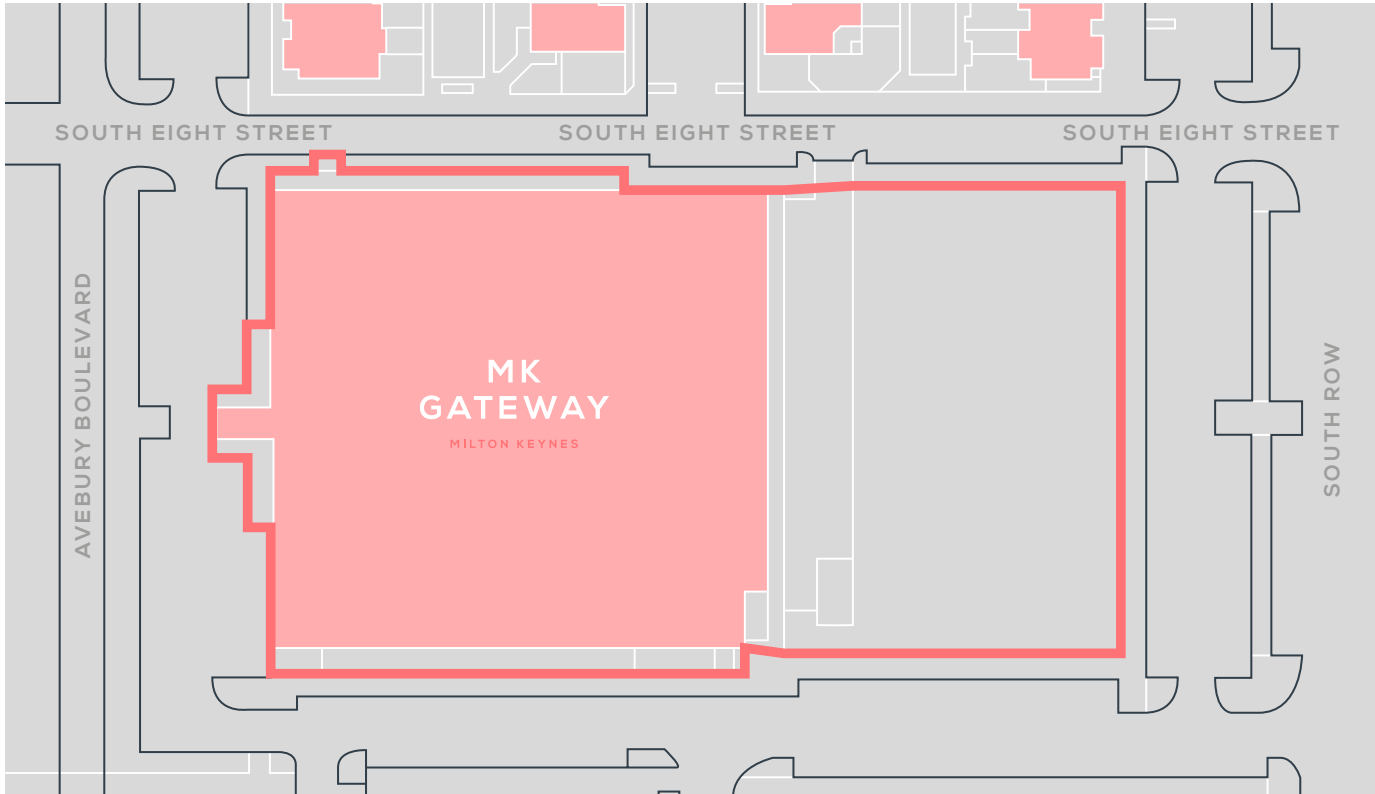
There are 22 car parking spaces immediately to the rear of the building. The building has a large central atrium area, a reception and internal perimeter walkways. The total building floor area including these common areas is approx. 106,140 sq ft.

EXISTING TENANCIES

The property has existing tenants with leases expiring no later than 1st September 2020. A tenancy schedule is available to view in the data room.

DATA ROOM

A pack of comprehensive information is available to view in the data room. Please contact us to arrange access.



MK GATEWAY
MILTON KEYNES

METHOD OF SALE

The property is for sale by way of informal tender. We are seeking creative and viable proposals for the redevelopment of this key site. Full details of the sale process and how proposals will be evaluated are available in the data room.

Please note that neither the Council nor their advisors will be liable for any costs incurred by third parties either through the preparation of expressions of interest or indeed once any individual party is selected as the preferred developer.

VAT

The property is elected for VAT.

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