

Michael Young Building

Walton Drive, Walton Hall, Milton Keynes, MK7 6AE



1,740 – 52,710 SQ FT

Quality office space on a Campus environment with extensive grounds

TO LET



Michael Young Building forms part of the established Open University Walton Hall Campus, offering high-quality office accommodation within a landscaped and well-connected setting.

The building provides flexible space options, available on a suite-by-suite, floor-by-floor, or whole building basis, making it suitable for a range of occupiers.

Michael Young Building can also offer meeting rooms available to hire.



Flexible office suites from 1,740 sq ft



Comfort cooling and heating



Open-plan accommodation with partitioned offices



Double glazing and window blinds



Raised floors and new carpet tiles



Fibre connectivity to the building

Modern campus life in one connected setting

On-site facilities include:



Dedicated café



Sports facilities



Open parkland



Two onsite children's nurseries



Plentiful parking provision



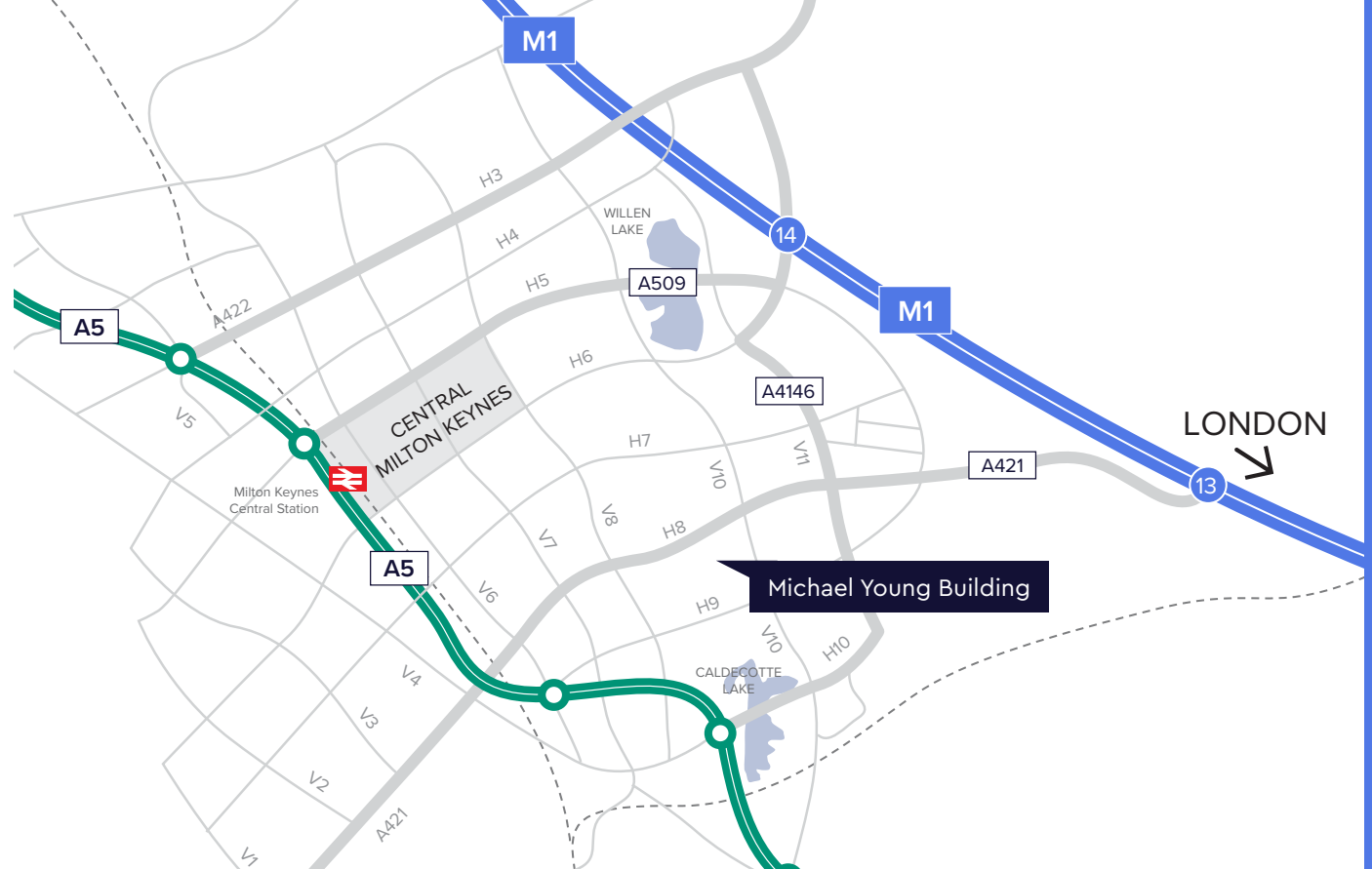
24 hour on-site security



Strategic Milton Keynes Location

Located within the Open University campus at Walton Hall, the property benefits from a well-connected and established business environment.

Milton Keynes continues to be one of the UK's leading business locations, offering excellent connectivity and a strong labour pool.



£16.7 billion GVA

Milton Keynes is one of the largest city economies in the UK

>200,000

jobs in the local economy

+25%

higher productivity than the UK average (GVA per head)

12,400 businesses

One of the highest business densities in the UK (2024)



| | |
|-------------------|-----------|
| M1 (Junction 14) | 3.5 miles |
| M25 (Junction 21) | 29 miles |
| Luton | 19 miles |
| Oxford | 34 miles |
| Central London | 50 miles |

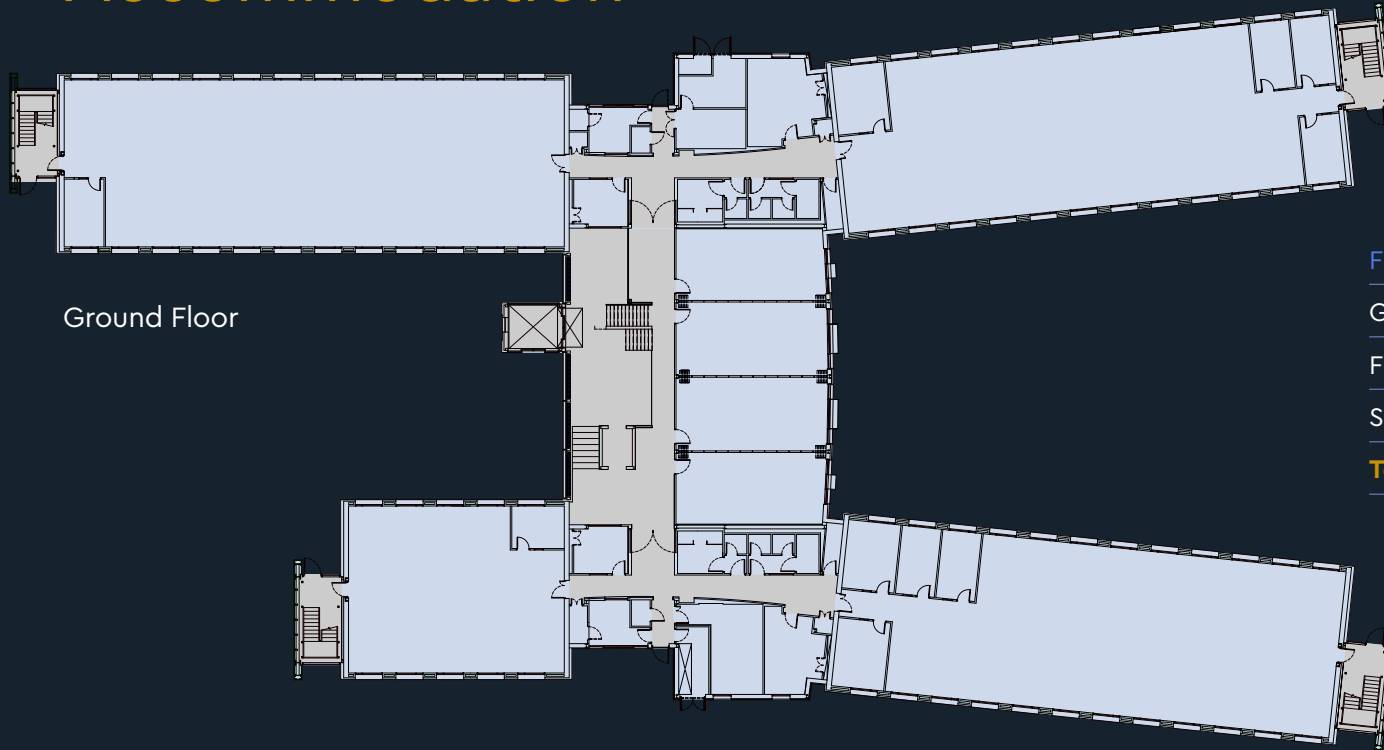


| | |
|-----------------------|------------|
| London Euston | 34 mins |
| Birmingham New Street | 54 mins |
| Manchester Piccadilly | 1h 37 mins |



| | |
|-------------------------|----------|
| Luton Airport | 20 miles |
| London Heathrow Airport | 46 miles |
| London Stansted Airport | 50 miles |

Accommodation



| Floor | Sq M | Sq Ft |
|--------------|-----------------|---------------|
| Ground Floor | 1,605.87 | 17,286 |
| First Floor | 1,641.91 | 17,674 |
| Second Floor | 1,648.98 | 17,750 |
| Total | 4,896.76 | 52,710 |







Terms

Available by way of a new effective FRI lease for a term to be agreed.

Rent

£18.50 per sq ft.

EPC

B-39.

Business Rates

Available upon request.

Service Charge

Available upon request.



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